COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 20, 2021; 5:30 PM

City Hall | 226 W 4th St | Council Chambers

A partially electronic meeting is being held because a fully “in-person” meeting is impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19, and to follow the Governor’s proclamation and the Mayor’s executive order directing social distancing and placing restrictions on gatherings. In-person attendance by the general public at any City of Davenport public meeting within its facilities shall be limited to 10 persons.

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Davenport Municipal Code to adopt the new Flood Insurance Study and flood maps, and to align the Ordinance with Iowa Department of Natural Resources and FEMA standards and regulations. [All Wards]
2. Public Hearing for the dedication of an underground utility easement on City-owned property on two parcel locations along East 53rd Street, parcel numbers X1223-03 and X1221-25A. [Ward 8]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2022 State Patching Program, CIP #35045. [All Wards]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the River Heritage Park Seawall Structural Repair project, CIP #68013. [Ward 3]

B. Finance

1. Public Hearing on the conveyance of City-owned property adjacent to the Brady Street Bridge over Duck Creek, State Project Number NHSN-461-1(10)--2R-82. [Ward 7]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Resolution setting a Public Hearing on the proposed conveyance of a vacated public right-of-way known as a portion of an east-west alley lying south of the 1900 block of West 15th Street between Wilkes Avenue and Pacific Street (City of Davenport, petitioner). [Ward 4]
2. Resolution approving Case F20-12 being the request of Park Place Five LLC for a final plat of Park Place Apartments 3rd Addition for a one-lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]
3. Resolution approving amended assistance programs through the State COVID (CDBG-CV) application process to assist with the impact of the pandemic on Davenport residents (City of Davenport, petitioner). [All Wards]
4. Resolution declaring Gaines Street south of the Canadian Pacific tracks and fronting Modern Woodmen Park be also known as "Royals Way" in honor of our local baseball team's affiliation with the Kansas City Royals. [Ward 3]
5. Resolution approving the proposed Section 18 Disposition Plan for the City's 42 Scattered-Site Public Housing units (City of Davenport, petitioner). [Wards 1-4 & 6-8]
6. Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 45 ending June 30, 2020. [All Wards]
7. Motion accepting Downtown Davenport Partnership's Master Plan, *Downtown Davenport 2030: A Resilient City*. [Ward 3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ray Ambrose, Chair; Ben Jobgen, Vice Chair

III. PUBLIC SAFETY

1. Motion approving beer and liquor license applications.

   A. Annual license renewals (with outdoor area as noted):

   Ward 1

   Hy-Vee #1 (Hy-Vee, Inc) - 3019 Rockingham Rd - License Type: Class E Liquor

   Kwik Shop #579 (Kwik Shop, Inc) - 2805 Telegraph Rd - License Type: Class E Liquor

   Kwik Shop #583 (Kwik Shop, Inc) - 3129 Rockingham Rd - License Type: Class C

Beer

Kwik Shop #584 (Kwik Shop, Inc) - 3624 W Locust St - License Type: Class C Beer

Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St - License Type: Class C Liquor

Antonellas II, LLC (Antonellas II, LLC) - 421 W River Dr, Ste 5 - Outdoor Area - License Type: Beer/Wine

Dam View Inn (Vandamqc LLC) - 410 E 2nd St - Outdoor Area - License Type: Class C Liquor

Danceland (Danceland LTD) - 501 1/2 W 4Th St - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Kwik Shop # 593 (Kwik Shop, Inc) - 303 W Locust St - License Type: Class C Beer

Kwik Shop #577 (Kwik Shop, Inc) - 1732 Marquette St - License Type: Class C Beer

The Meat Market (Weetbruch Enterprises, Inc) - 1629 Washington St - Outdoor Area - License Type: Class C Liquor

Ward 5

Kwik Shop #578 (Kwik Shop, Inc) - 2242 E 12th St - License Type: Class C Beer

Ward 7

Ganzo's (Ganzo's, Ltd) - 3923 N Marquette St - Outdoor Area - License Type: Class C Liquor

Kwik Shop #586 (Kwik Shop, Inc) - 201 W 53rd St - License Type: Class C Beer

Kwik Shop #587 (Kwik Shop, Inc) - 1670 W Kimberly Rd - License Type: Class C Beer

Panchero's Mexican Grill (Fmdav, Llc) - 902 W Kimberly Rd, Ste 21- Outdoor Area - License Type: Class B Beer

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. First Consideration: Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Davenport Municipal Code to adopt the new Flood Insurance Study and flood maps, and to align the Ordinance with Iowa Department of Natural Resources and FEMA standards and regulations. [All Wards]
2. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Prairie Heights 3rd Addition site improvements. [Ward 8]
3. Resolution accepting the storm sewer and pavement associated with the Jersey Farms Commercial Park 4th Addition site improvements. [Ward 6]
4. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Eastern Avenue Farms 5th Addition site improvements. [Ward 8]
5. Resolution approving a grant agreement with the Iowa Department of Transportation for the 53rd Street Reconstruction and Widening Phase II project. [Ward 6 & 8]
6. Resolution dedicating an underground utility easement on City-owned property on two parcel locations along East 53rd Street, parcel numbers X1223-03 and X1221-25A. [Ward 8]
7. Resolution awarding the contract for the Elm Street Bridge Replacement over Canadian Pacific Railroad to Brandt Construction Company of Milan, Illinois in the amount of $2,683,568.45, CIP #21006. [Ward 5]
8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 State Patching Program, CIP #35045. [All Wards]
9. Motion approving the plans, specifications, form of contract, and estimate of cost for the River Heritage Park Seawall Structural Repair Project, CIP #68013. [Ward 3]
10. Motion accepting work completed under the 76th Street and Vine Street Court Drainage Improvements project by Five Cities Construction Company of Coal Valley, Illinois in the amount of $32,305.50, CIP #33040. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Resolution authorizing the Mayor to execute the necessary documents to convey City-owned property adjacent to the Brady Street Bridge over Duck Creek, State Project Number NHSN-461-1(10)--2R-82. [Ward 7]
2. Resolution setting February 10, 2021 as the date for the sale of General Obligation Refunding Bonds, Series 2021A, and approving the Preliminary Official Statement. [All Wards]
3. Resolution establishing the interest rates for special assessments. [All Wards]

4. Motion approving a four-year collective bargaining agreement between the TEAMSTERS Local 238 and the City of Davenport for the term beginning on July 1, 2021 and ending on June 30, 2025. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. Aercor Wireless Inc - Aruba software licensing - Amount: $11,190.43
2. Davenport Electric Contract Co - signal cabinet replacement at 2nd & Scott - Amount: $11,250
3. Shive-Hattery Inc - A/E for Marquette & 12th reconstruction - Amount: $23,600
4. Commercial Recreation Specialists - shade structures at Annie Wittenmyer Aquatic Center - Amount: $24,610
5. Five Cities Construction - drainage improvement at 76th & Vine - Amount: $32,305.50

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/27/2021**

Subject:
Public Hearing on the Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Davenport Municipal Code to adopt the new Flood Insurance Study and flood maps, and to align the Ordinance with Iowa Department of Natural Resources and FEMA standards and regulations. [All Wards]

Recommendation:
Hold the Public Hearing.

Background:
On June 26, 2019, the Federal Emergency Management Agency (FEMA) notified the City of Davenport of proposed modifications to the Flood Insurance Study and Flood Insurance Rate Maps for the City of Davenport. FEMA has determine that the proposed modifications are now considered final and will be effective as of March 23, 2021.

As a condition of continued eligibility of the National Flood Insurance Program, the City must amend the regulations in Chapter 15.44 entitled Flood Damage Prevention to meet the standards of the National Flood Insurance Act of 1968, as amended. The Iowa Department of Natural Resources has reviewed Chapter 15.44 and provided amendments that would ensure Davenport remains in compliance with both FEMA and State of Iowa regulations.

The amendments include:

- Adopting the new Flood Insurance Study and Flood Insurance Rate Maps
- Addition and amendments to definitions in Section 15.44.070
- Clarification on the standards for flood hazard reduction in all flood zones
- Clarification on flood hazard reduction standards in floodways
- Assigning an Administrator of the ordinance
- Changes the elevation datum used to National American Vertical Datum of 1988
- Reduces the cumulative damage period from 1978 forward to a rolling 10-year period

The regulations are required to be adopted prior to March 23, 2021.

A Public Hearing prior to City Council action on amendments in Chapter 15.44 is required. A notice was published in the Quad City Times on January 5, 2021.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance changes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/15/2021 - 3:04 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "FLOOD DAMAGE PREVENTION", BY AMENDING VARIOUS SUBSECTIONS THERETO.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That subsection 15.44.020 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding a new subsection (C) to read as follows:

C. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Iowa Department of Natural Resources.

Section 2. That section 15.44.060 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

15.44.060 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration through a scientific and engineering report entitled "The Flood Insurance Study for Scott County, Iowa No. 19163CV000C~~A~~ DATED March 23, 2021 ~~February 18, 2011~~," with accompanying Flood Insurance Rate Maps and any revision thereto are adopted by reference and declared to be a part of this chapter. The Flood Insurance Rate Map (FIRM) for Scott County and Incorporated Areas: ~~Map No. 19163CIND0A~~; City of Davenport: Panels 19163C00335G, 0340G, 0345G, 0355G, 0360G, 0365G, 0367G, 0370G, 0376G, 0378G, 0433G, 0434G, 0453G, 0454G, 0456G, 0458G, 0460G, and 0476G; ~~0335F, 0340F, 0345F, 0355F, 0360F, 0365F, 0367F, 0370F, 0376F, 0378F, 0456F, 05458F, 0460F and 0476F~~; dated March 23, 2021 ~~February 18, 2011~~, which were prepared as part of the Flood Insurance Study for is (are) hereby adopted by reference and declared to be the Official Floodplain Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this chapter.

Section 3. That section 15.44.070 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding new definitions or amending current definitions to be read as follows:

APPURTENANT STRUCTURE - Shall mean a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

EXISTING CONSTRUCTION - Shall mean any structure for which the start of construction commenced before the effective date of the first floodplain management regulations adopted by the community.

EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - shall mean a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-

built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - Shall mean the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FACTORY-BUILT HOME PARK - Shall mean a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

500-YEAR FLOOD - Shall mean a flood, the magnitude of which has a two-tenths percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every 500 years.

FLOODWAY - Shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (design storm) so that confinement of flood flows within the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot ~~result in increased flood levels and/or flow velocities~~.

HIGHEST ADJACENT GRADE - shall mean the highest natural elevation of the ground surface prior to construction next to the proposed walls of the structure.

LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area, including basement. An exception results when all of the following criteria are met:

a. The enclosed area is designed to flood, to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of Section 15.44.110C~~B~~ (please refer to FEMA Technical Bulletin No. 1 entitled "Openings in Foundation Walls and Walls of Enclosures"); and

b. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage; and

c. Machinery and service facilities contained within the enclosed area are protected from flood water to a height of at least one foot above the base flood elevation; and

d. The enclosed area is not defined as a "basement" in this section; and

e. Provided the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

In cases where the lowest enclosed area satisfies criteria stated in paragraphs a through d above, the lowest floor is the floor on the next highest enclosed area that does not satisfy the criteria above.

MAXIMUM DAMAGE POTENTIAL DEVELOPMENT - Shall mean hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

MEAN SEA LEVEL - Shall mean, for the purposes of the National Flood Insurance Program (NFIP), the ~~National Geodetic Vertical Datum (NGVD) of 1929~~, National American Vertical Datum of 1988 (NAVD 88) or other datum, to which base flood elevations shown on the community's Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) are referenced.

MINOR PROJECTS - Shall mean small development activities (except for filling, grading, and excavating) valued at less than $500.00.

NAVD 88 - Shall mean National American Vertical Datum of 1988, which supersedes the National Geodetic Vertical Datum of 1929 (NGVD)~~, however, the NGVD is used for the existing FIRM~~.

NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - Shall mean a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES - Shall mean repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement to the structure or repair of a damaged structure. Such repairs include:

a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding.

b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

c. Basement sealing.

d. Repairing or replacing damaged or broken window panes.

e. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.

SPECIAL FLOOD HAZARD AREA - shall mean the land within a community subject to the base flood. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR and/or A99 ~~In the floodplain within a community subject to a one percent or greater chance of flooding in any given year~~.

SUBSTANTIAL DAMAGE - Shall mean damage of any origin sustained by a structure whereby the cumulative percentage of damage during a ten- year period, ~~since the City entered the regular program of the NFIP (3-1-1978),~~ the cost of which equals or exceeds 50% of the market value of the structure before the damage occurred regardless of the actual repair work performed.

WATER SURFACE ELEVATION - Shall mean the height, in relation to the ~~National Geodetic Vertical Datum (NGVD) of 1929~~, National American Vertical Datum of 1988 or other datum, where specified, of floods of various magnitudes and frequencies in the flood plains of riverine or other areas.

Section 4. That section 15.44.080 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows"

15.44.080 General standards for flood hazard reduction.

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine:

a. Whether the land involved is either wholly or partly within the floodway or floodway fringe; and

b. The Base Flood Elevation.

Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The application will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:

a. The bridge or culvert is located on a stream that drains less than two (2) square miles; and

b. The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

~~In all areas of special flood hazards the following provisions are required:~~

A. All new construction and substantial improvement including factory-built housing shall be:

1. Designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure;

2. Constructed with materials and utility equipment resistant to flood damage;

3. Constructed by methods and practices that minimize flood damage;

4. Done in a manner that does not cause any net loss of flood plain and any diminishment of flood carrying capacity. This shall be accomplished by matching each cubic yard or fill dirt added to the site with a corresponding yard of fill dirt removed from another area of the property. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

B. All new and replacement water supply systems and/or sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

C. On-site waste disposal and water supply systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Water supply and/or waste water treatment facilities shall be provided with flood protection equal to or greater than one foot above the 100-year flood elevation.

E. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

F. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.

G. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

H. Structural flood control works such as levees, flood walls, etc., shall provide at a minimum, protection from a 100-year flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. Approval of such structural work shall also be obtained from the Iowa Department of Natural Resources.

I. No use and or development shall affect the capacity of conveyance of the channel or floodway of any tributary to the mainstream, drainage ditch or other drainage facility or system. In addition, such alterations must be approved by the Iowa Department of Natural Resources.

J. Detached garages, sheds, fences, flag poles and similar structures are exempted from the requirements of this chapter when all of the following conditions are met:

    1. The structure is not used for habitation;

    2. The structure has been designed to have a low flood damage potential;

    3. The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters;

4. The structure is firmly anchored to prevent flotation which may result in damage to other structures and/or downstream; and

5. The structure's service facilities such as electrical and heating are elevated or floodproofed a minimum of one foot above the base flood elevation.

6. The structure shall be designed to how low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than one (1) foot above the Base Flood Elevation must be constructed of flood-resistant materials.

K. Any permanent exposed slopes or fills and any cut faces of earth excavation which are to be vegetated shall be no steeper than three feet horizontal to one-foot vertical.

L. Any and all development or man-made changes to improved or unimproved real estate shall utilize the principle of no net loss of flood plain with all fill being offset by corresponding grade reductions or cuts. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

M. Require that recreational vehicles placed on sites within Zones A1 - A30, AH and AE on a community's FIRM either: (i) be on the site for fewer than 180 consecutive days; (ii) be fully licensed and ready for highway use; (iii) meet the requirements of Section 15.44.120. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

N. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated to a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determinations.

O. Residential Construction – All new or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation at least

18 feet beyond the limits of any structure erected thereon. All fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain. Alternate methods of elevating may be allowed subject to favorable consideration by both the City plan and zoning commission and the Iowa Department of Natural Resources. The alternative method selected shall be adequate to support the structure as well as withstand the various forces and hazards associated with flooding, increased flood heights and/or erosion, and shall meet the requirements of this chapter.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided a means of access that will be passible by wheeled vehicles during the Base Flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time. Consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

P. Nonresidential construction -

1. All new construction or substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

    a. A registered professional engineer or architect shall develop and/or review structural design specifications, and plans for the construction, and shall certify that the designs and methods of construction are in accordance with accepted standards of practice for meeting the applicable standards.

    b. Such certification shall be provided to and maintained by the official as set forth in Section 15.44.180.

2. If the structure is elevated through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

3. All new construction or substantial improvement that contains fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or meet and/or exceed the following criteria:

    a. A minimum of two openings having a total net opening of not less than one

square inch for every square foot of enclosed area subject to flooding.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

5. New and substantially improved structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities (including ductwork) elevated or floodproofed to a minimum of one (1) foot above Base Flood Elevation.

Q. Factory-Built Housing -

1. No factory-built housing shall be placed in a floodway ~~except in a factory-built home park or subdivision in existence prior to the adoption of this code~~ and shall meet the requirements of this chapter.

2. All factory-built homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

a. Over-the-top ties be provided at each of the four corners of the factory-built home, with two additional ties per side;

b. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and

c. Any additions to the factory-built home be similarly anchored.

3. All factory built housing to be placed or substantially improved including those placed in a factory-built home park or subdivision in existence prior to the effective date of the chapter shall be elevated on a permanent foundation such that the lowest floor of the factory built home is a minimum one foot above the base elevation. If this grade is achieved through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, this requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

Section 5. That sections 15.44.090, 15.44.100, 15.44.110 and 15.44.120 of the Municipal Code of Davenport, Iowa, are deleted.

Section 6. That section 15.44.130 of the Municipal Code of Davenport, Iowa, shall be renumbered as 15.44.090 and shall read as follows:

15.44.090. Flood hazard reduction — Floodways.

In addition to the General Floodplain Standards, development within the floodway must meet the following applicable standards. The floodway is the portion of the floodplain which must be protected from development encroachment to allow the free flow of flood waters. Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway. Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.

~~Located within areas of special flood hazard established in Section 15.44.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and have erosion potential, the following provisions shall apply:~~

A. Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.

B. All development within the floodway shall:

   1. Be consistent with the need to minimize flood damage.

   2. Use construction methods and practices that will minimize flood damage.

   3. Use construction materials and utility equipment that are resistant to flood damage.

C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility system.

D. If subsection A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 15.44.080 ~~through 15.44.150~~ and shall be constructed or aligned to present the minimum possible resistance to flood flows.

E. ~~Prohibit the placement of any factory-built home except in a factory-built home park or subdivision in existence prior to the effective date of the chapter.~~ Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed in readily removable from the floodway within the time available after flood warning.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or related portion.

In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

H. Any fill allowed within the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary. All fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

I. Pipeline river or stream/creek crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood waters.

J. Any permanent exposed slopes of fills and any cut faces of earth which are to be vegetated shall not be steeper than three feet horizontal to one-foot vertical.

Section 7. That section 15.44.140 of the Municipal Code of Davenport, Iowa, shall be renumbered as 15.44.100.

Section 8. That section 15.44.150 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.110 to be read as follows:

15.44.110. Standards for subdivision proposals including factory-built home parks and subdivisions in all Special Flood Hazard Areas.

A. All subdivision proposals shall be consistent with the need to minimize flood damage.

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

D. Base flood elevation data shall be provided for all subdivision proposals and other proposed development which is intended for the construction of any structure.

E. Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the 100-year flood.

Section 9. That section 15.44.160 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.120 to be read as follows:

15.44.120. Nonconforming uses.

A. A structure or the use of a structure or premises which was lawful before the passage or amendment of the chapter but which is not in conformity with the provisions of this chapter may be continued subject to the following conditions:

1. No such use or substantial improvement of that use shall be expanded, changed, enlarged, or altered in a way which increases its non-conformity.

2. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this chapter. The department of construction and engineering shall notify the Administrator ~~designated official~~ in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.

3. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.

B. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except that if it is re-constructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety code specifications or regulations which have been identified by the Administrator ~~designated official~~ and which are the minimum necessary to assure safe living conditions, or the cost of any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Section 10. That section 15.44.170 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.130.

Section 11. That section 15.44.180 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.140 to be read as follows:

15.44.140. Permit procedures.

A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man0made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations), including the placement of factory-built homes. Application for a development permit shall be made to the Administrator designated official on forms furnished by the Administrator ~~him~~ and may include, but not be limited to the following: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required but not limited to:

A. Elevation in relation to mean sea level (NAVD88 ~~NGVD~~), of the lowest floor (including basement) of all structures and/or the elevation (NAVD88 ~~NGVD~~) to which any nonresidential structure has been floodproofed;

B. Provide a certificate from a registered professional engineer or architect that the non-residential floodproofed structure shall meet the flood-proofing criteria in Section

15.44.110;

C. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

D. Description of the work to be done and all necessary site and/or construction plans;

E. The legal description of the property and the street address if assigned;

F. Elevation of the 100-year flood in relation to NGVD;

G. For a structure being improved or rebuilt the square footage of the improvement and the original structure and/or the estimated cost of the improvement and market value prior to the improvement or damage; and

H. An indication of the occupancy or use of the structure.

I. The designated official shall within a reasonable time, make determination as to whether the proposed flood plain development meets the applicable standards as set forth in this chapter and shall approve or disapprove the application. Upon disapproval the applicant shall be informed in writing of the specific reasons for the disapproval.

J. Actual construction and/or development at variance with the approved and/or authorized plans shall be deemed a violation of the permit and the regulations of this chapter.

Section 12. That section 15.44.190 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.150 to be read as follows:

15.44.150. Variance procedures.

A. The City Plan and Zoning Commission as established by the City shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The City Plan and Zoning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Administrator ~~designated official~~ in the enforcement or administration of this chapter.

C. Any person aggrieved by the decision of the City Plan and Zoning Commission or any taxpayer may appeal such decision to the district court of Scott County as provided by law.

D. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

E. In passing upon such applications, the City Plan and Zoning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands or downstream to the injury of others;

2. The danger to life and property due to flooding, increased flood heights or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The proposed water supply and sanitation systems and the ability of the systems to prevent contamination, disease and unsanitary conditions;

5. The importance of the services provided by the proposed facility to the community;

6. The necessity to the facility of a flood plain and or waterfront location;

7. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area;

10. The safety of access to the property in times of flood for ordinary and emergency vehicles;

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;

13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subdivisions E1 through E12 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

F. Upon consideration of the factors listed above and the purposes of this chapter, the City plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;

2. Limitation of the periods of use and operation;

3. Imposition of operational controls, sureties and/or deed restrictions;

4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

G. Variances shall not be issued within any designated floodway, if any increase in flood levels during the base flood discharge would result.

H. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

2. Variances shall only be issued upon:

   a. Showing of good and sufficient cause;

   b. Determination that failure to grant the variance would result in exceptional hardship to the applicant; and

   c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property.

4. The Administrator ~~designated official~~ shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

5. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

Section 13. That section 15.44.200 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.160 to be read as follows:

15.44.160. Administration

The Development & Neighborhood Services Director ~~designated official~~ shall administer and implement the provisions of this chapter and will herein be referred to as the Administrator.

Section 14. That section 15.44.210 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.170 to be read as follows:

15.44.170. Duties and responsibilities of the Administrator ~~designated official~~.

Duties of the Administrator ~~designated official~~ shall include, but not be limited to:

A. Review of all permit applications to determine whether proposed building sites will be reasonably safe from flooding;

B. Review of all permit applications for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

C. Notify adjacent communities and/or counties and the Iowa Department of Natural Resources prior to any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Emergency Management Agency;

D. Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished;

E. Verify and record the actual elevation (in relation to mean sea level - NAVD 88 ~~NGVD~~) of the lowest floor including basement of all new or substantially improved structures;

F. Verify and record the actual elevation (in relation to mean sea level - NAVD 88 ~~NGVD~~) to which the new or substantially improved structures have been floodproofed;

G. When floodproofing is utilized for a particular structure, the Administrator ~~designated official~~ shall obtain certification from a registered professional engineer or architect:

H. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Administrator ~~designated official~~ shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.44.180 through 15.44.210;

I. When base flood elevation data has not been provided in accordance with Section 15.44.070, then the Administrator ~~designated official~~ shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state or other source, in order to administer the provisions of Sections 15.44.080 through 15.44.210.

J. All records pertaining to the provisions of this chapter shall be maintained in the office of the Administrator ~~designated official~~ and shall be open for public inspection.

Section 15. That sections 15.44.220, 15.44.230, 15.44.240, 15.44.250, 15.44.260, and 15.44.270 shall be renumbered as sections 15.44.180, 15.44.190, 15.44.200, 15.44.210, 15.44.220, and 15.44.230 respectively.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/20/2021

Subject:
Public Hearing for the dedication of an underground utility easement on City-owned property on two parcel locations along East 53rd Street, parcel numbers X1223-03 and X1221-25A. [Ward 8]

Recommendation:
Hold the Hearing.

Background:
These easements will allow utility providers, electricity, gas, water, communication, etc. to bury their facilities outside of the right-of-way to avoid conflict with future City infrastructure. In these locations, an overhead electric easement already exists.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2021 - 2:18 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:19 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:28 PM

Notice of Hearing

on the Dedication of an Underground Utility Easement on Parcels X1223-03 and X1221-25A

Notice is hereby given that at 5:30 P.M., on Wednesday, January 20th, 2021 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the dedication of an underground utility easements on parcels X1223-03 and X1221-25A which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa. PO:

At said hearing any interested person may file written objection or comments with respect to the dedication and may be heard orally with respect thereto.

Brian Krup,
Deputy City Clerk

Davenport, Iowa
January 12, 2021

Publish once January 13, 2021
QUAD-CITY TIMES

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Jen Walker | 563-326-6168 **1/20/2021**

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2022 State Patching Program, CIP #35045. [All Wards]

Recommendation:
Hold the Hearing.

Background:
This project is an Iowa DOT reimbursable program that is administered by the City to repair pavement on State routes. Construction is expected to begin late summer of 2021. The program contains $155,000 for FY 2022, $150,000 of which is anticipated to be reimbursable. Funding for the 2022 State Patching Program is established within CIP #35045.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:19 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:20 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:26 PM

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Zach Peterson | 563-328-6709 **1/20/2021**

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the River Heritage Park Seawall Structural Repair project, CIP #68013. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport is about to commence Phase III construction activities at River Heritage Park in anticipation of American and Viking American Cruise lines using the park as a port of call in summer 2021.

This initial construction contract will correct structural deficiencies in the existing government seawall needed to ensure that the remaining Phase III construction scope can be executed which will open an additional 2.7 acres of the park for public use as well as facilitating the safe and secure docking of cruise boats.

Once completed, project upgrades included in this construction scope will include the removal and replacement of 920 linear feet of the landward side of the seawall to create a structurally sound and aesthetically pleasing foundation to reset and secure the existing safety railing as well as create a solid and uniform face upon which a proposed riverwalk extension can be constructed and will prevent opportunities for pockets of subsurface water to collect which has the potential inflict future freeze-thaw damage to future improvements. .

The above outlined improvements are being scheduled for a winter 2021 bid for spring 2021 construction. Substantial completion is estimated to occur in time for an anticipated fall opening.

The total cost for this project is estimated at $60,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:21 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:22 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:27 PM

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
1/20/2021

Subject:
Public Hearing on the conveyance of City-owned property adjacent to the Brady Street Bridge over Duck Creek, State Project Number NHSN-461-1(10)--2R-82. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
In 2023 the State will be replacing the Brady Street Bridge over Duck Creek with a continuous concrete slab bridge. There will be a new 5 foot sidewalk on the east side and a new 11' 8" sidewalk on the west side. The bike path will be close east and west of the bridge and rerouted along George Washington Blvd. during construction. The State is asking to convert the existing 10,571 square feet of bridge easement to fee title right-of-way, an additional 586 square feet of land along the west side of the bridge to be acquired by Fee Title and 35,271 square feet of temporary construction easement. The appraisal for the 586 square feet of fee title taking and the 35,271 square feet of temporary construction easement, came in at $1,800. No value was given to the existing bridge easement to be converted to fee title right-of-way. Staff recommends that the takings be granted at no cost because of the mutual benefit of a new, safer bridge and a portion of the bike path within the temporary construction easement will be removed and replaced with concrete and the access path from Brady Street to the existing bike path will be shifted slightly to the south and replaced with concrete.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Public Hearing Notice
🗋	Cover Memo	Aerial-East Side Taking
🗋	Cover Memo	Aerial-West Side Taking
🗋	Cover Memo	Purchase Agreement with State of Iowa
🗋	Cover Memo	Quitclaim Deed
🗋	Cover Memo	Certification for Resolutions

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2020 - 2:42 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2020 - 2:42 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:29 PM

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that there is now on file in the office of the Clerk of the City of Davenport, Iowa, Sale of Real Property and Delivery of Conveyance Resolution No. _____, under and by virtue of which it is proposed to convey the following described real estate:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder, as shown on the Acquisition Plat Exhibit "A-1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southwest Corner of said Section 13; thence N 00° 28' 40" E, 253.44 feet along the west line of the Southwest Quarter of the Southwest Quarter of said Section 13 to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence N 89° 37' 41" E, 627.31 feet along said southerly line to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street) to the Point of Beginning; thence N 10° 29' 02" E, 120.30 feet along said westerly Right-of-Way line; thence N 79° 32' 41" W, 6.49 feet; thence N 10° 27' 19" E, 90.00 feet; thence S 79° 32' 41" E, 6.53 feet to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street); thence N 10° 29' 02" E, 25.41 feet along said westerly Right-of-Way line to the northerly line of a certain parcel of land described in Book 213, Page 142 and the southerly line of a certain parcel of land described in Document No. 18560-80 in the office of the Scott County Recorder; thence S 79° 27' 36" E, 42.22 feet along said northerly line to the easterly line of said parcel of land described in Book 213, Page 142; thence southwesterly 228.47 feet along said easterly line along a 3790.00 foot radius curve concave westerly having a long chord of 228.44 feet bearing S 11° 33' 34" W to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence S 89° 37' 41" W, 38.62 feet along the said southerly line to the Point of Beginning, containing 10,140 square feet, more or less, including 9,553.85 square feet, more or less within the presently established Right-of-Way.

Note: The west line of the Southwest Quarter of the Southwest Quarter of said Section 13 is assumed to bear N 00° 28' 40" E.

AND

A parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Miscellaneous Book 115, Page 528 in the office of the Scott County Recorder, as shown on Acquisition Plat Exhibit "A-2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at a found half inch (½") pipe located on the southerly line of said Outlot "A" and the Northeast Corner of a certain parcel of land as described in Document No. 2015-3394, in the office of the Scott County Recorder; thence S 87° 45' 37" W, 303.66 feet along the southerly line of said Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St) to the Point of Beginning; thence S 87° 45' 37" W, 7.74 feet along said southerly line of Outlot "A" to the westerly line of said Outlot "A"; thence northeasterly 142.69 feet along said westerly line of Outlot "A" along a 3850.00 foot radius curve concave westerly having a long chord of 142.68 feet bearing N 10° 53' 17" E to the northerly line of said Outlot "A"; thence N 89° 46' 30" E, 7.62 feet along said northerly line of Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St); thence 142.40 feet along said easterly Right-of-Way line along a 3303.03 foot radius curve concave westerly

having a long chord of 142.39 feet bearing S 10° 51' 51" W to the southerly line of said Outlot "A" to the Point of Beginning, containing 1,017 square feet, more or less within the presently established Right-of-Way.

Note: The southerly line of Outlot "A" is assumed to bear S 87° 45' 37" W.

AND

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Primary Road No. IA 461 and grantor's property abutting thereon in the SW¼ SW¼ , Sec. 13, T78N, R3E, Scott County, Iowa, from Sta. 2004+04± (Property Line) to Sta. 2005+48± (Property Line), on the east side and from Sta. 2003+31± (Property Line) to Sta. 2005+55± (Property Line), on the west side.

to the STATE OF IOWA for MUTUAL BENEFIT and Other Valuable Considerations in connection with its improvement of Primary Road No. IA 461.

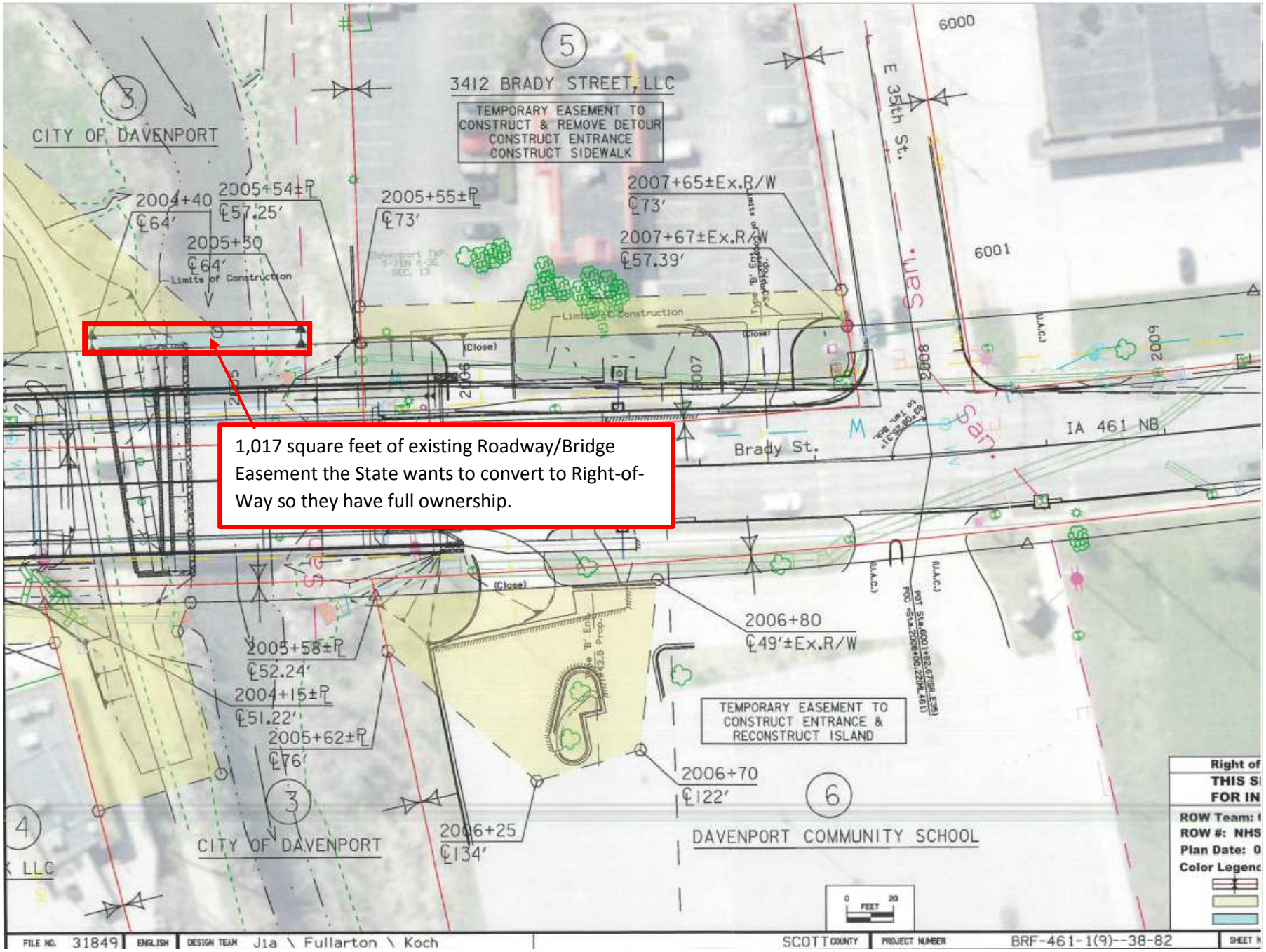
Said Resolution and proposal to sell and convey said real estate will come up for public hearing before the Council of the City of Davenport, Iowa, on the 20th day of January, 2021, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. Said Resolution, proposed Purchase Agreement and Quitclaim Deed are now on file in the office of the Clerk of the City of Davenport, Iowa.

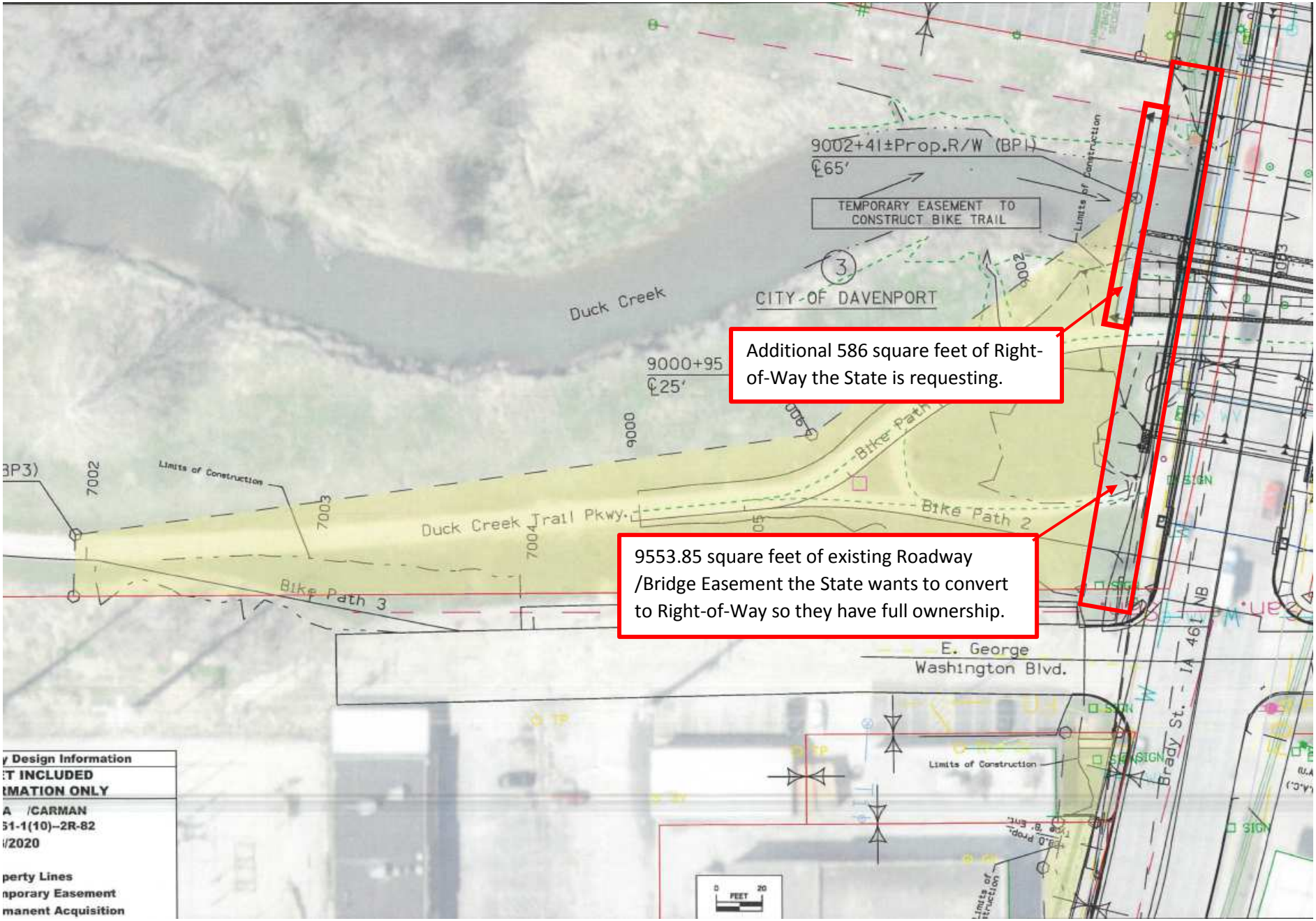
For further particulars, see said Resolution, and proposed Purchase Agreement and Quitclaim Deed now on file.

CITY OF DAVENPORT, IOWA
Brian J. Krup,
Deputy City Clerk

Davenport, Iowa
January 14, 2021

Publish once January 14, 2021
QUAD-CITY TIMES


3412 BRADY STREET, LLC
TEMPORARY EASEMENT TO CONSTRUCT & REMOVE DETOUR
CONSTRUCT ENTRANCE
CONSTRUCT SIDEWALK
CITY OF DAVENPORT
2004+40 ℄64'
2005+54±P ℄57.25'
2005+30 ℄64'
Limits of Construction
2005+55±P ℄73'
2007+65±Ex.R/W ℄73'
2007+67±Ex.R/W ℄57.39'
6000
6001
E 35th St.
IA 461 NB
Brady St.
1,017 square feet of existing Roadway/Bridge Easement the State wants to convert to Right-of-Way so they have full ownership.
2005+58±P ℄52.24'
2004+15±P ℄51.22'
2005+62±P ℄76'
2006+80 ℄49'±Ex.R/W
TEMPORARY EASEMENT TO CONSTRUCT ENTRANCE & RECONSTRUCT ISLAND
2006+70 ℄122'
2006+25 ℄134'
CITY OF DAVENPORT
DAVENPORT COMMUNITY SCHOOL
FILE NO. 31849
ENGLISH
DESIGN TEAM Jia \ Fullarton \ Koch
SCOTT COUNTY
PROJECT NUMBER BRF-461-1(9)--38-82


9002+41±Prop.R/W (BPI)
℄65'
TEMPORARY EASEMENT TO CONSTRUCT BIKE TRAIL
Limits of Construction
3
CITY OF DAVENPORT
Duck Creek
9000+95
℄25'
Additional 586 square feet of Right-of-Way the State is requesting.
Bike Path
Bike Path 2
Duck Creek Trail Pkwy.
9553.85 square feet of existing Roadway /Bridge Easement the State wants to convert to Right-of-Way so they have full ownership.
Bike Path 3
E. George
Washington Blvd.
Brady St. - IA 461 NB
Limits of Construction
SIGN
7002
7003
7004
9000
Design Information
T INCLUDED
MATION ONLY
/CARMAN
51-1(10)--2R-82
/2020
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manent Acquisition
FEET
20

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, IA 50010, 515-233-7867

Form 634028 (07-16)

Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809
FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 3 **County:** Scott

Project Number: NHSN-461-1(10)--2R-82 **Route Number:** IA 461

Seller: City of Davenport, Iowa

THIS AGREEMENT entered into this _____ day of _____, _____ by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1a. The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following: SW1/4 of SW1/4 and in part of Outlot A of Fisher and Fisher Fourth Addition to the City of Davenport, a part of the SW1/4, all in Section 13, Township 78 North, Range 3 East of the 5th P.M., in the County of Scott, State of Iowa, and more particularly described on pages 4-5, Acquisition Plat Exhibits A-1 and A-2, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein

1b. The Seller also agrees to convey to the Buyer all of the Seller's rights of direct access from the premises to Highway 461, Sta,2003+30.71 to Sta.2005+55.32, mainline left side and Sta. 2004+03.89 to Sta 2005 +47.97 mainline right side, excepting and reserving to the Seller the right of access at the following locations none.

2. The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

Payment Amount	Agreed Performance	Date of Performance
	On conveyance of title	
	On surrender of possession	
$0.00	On possession and conveyance	60 days after Buyer approval
$0.00	**Total Lump-Sum Amount**	

Breakdown	Ac/Sq. Ft.				
Land by fee title to State	586	sq. ft.	Fence	na	rods woven
Underlying fee title to State	10,571	sq. ft.	Fence	na	rods barbed
Temporary Easement	35,271	sq. ft.			

3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.

4. The Seller warrants that there are no tenants on the premises holding under lease, except (none)

5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the Iowa Code section 427.2 and agrees to warrant good and sufficient title.

6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay $0.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.

7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.

8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.

9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.

10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.

11. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except none known.

12. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

13. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.

14 The Sellers grant to the Buyer temporary easement for the purpose of constructing three bike trails, The Right-of-Way Design Plot Plan, attached as a page 6 of this agreement, graphically illustrates the proposed temporary easement area being granted. The temporary easement shall terminate on completion of this highway project.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

City of Davenport, Iowa

By X _____

Mike Matson, Mayor
1200 E. 46th Street
Davenport, IA 52807

By X _____

Brian J. Krup, Deputy City Clerk

This section to be completed by a Notary Public.

STATE OF IOWA

COUNTY OF SCOTT ss:

On this _____ day of _____, _____, before me, the undersigned, a notary public in and for said the State of Iowa, personally appeared Mike Matson, Mayor and Brian J. Krup, Deputy City Clerk, to me personally known, who being by me duly sworn, did say that they are the mayor and deputy city clerk, respectively, of the City of Davenport, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its city council, as contained in ordinance number _____, passed (the resolution adopted) by the city council under roll call number _____ of the city council on the _____ day of _____, _____, and that Mike Matson, Mayor and Brian J. Krup, Deputy City Clerk, acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.

(AFFIX NOTARIAL SEAL BELOW)

_____(Sign in ink)

_____(Print/type name)

Notary Public in and for the State of Iowa

BUYER'S APPROVAL

Recommended by
(Sign in ink): X _____ (Date)
Project Agent
(Printed Name): Scott Henning

Approved by
(Sign in ink): X _____ (Date)
Right of Way Director
(Printed Name): Brad Hofer

BUYER'S ACKNOWLEDGEMENT

STATE OF IOWA }
COUNTY OF STORY } ss:

On this _____ day of _____ _____, before me, the undersigned, personally appeared ROW Director, Brad Hofer known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

(NOTARIAL SEAL)

_____
Notary Public in and for the State of Iowa

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-1 OF 2"

COUNTY SCOTT STATE CONTROL NO. ____

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE 3E

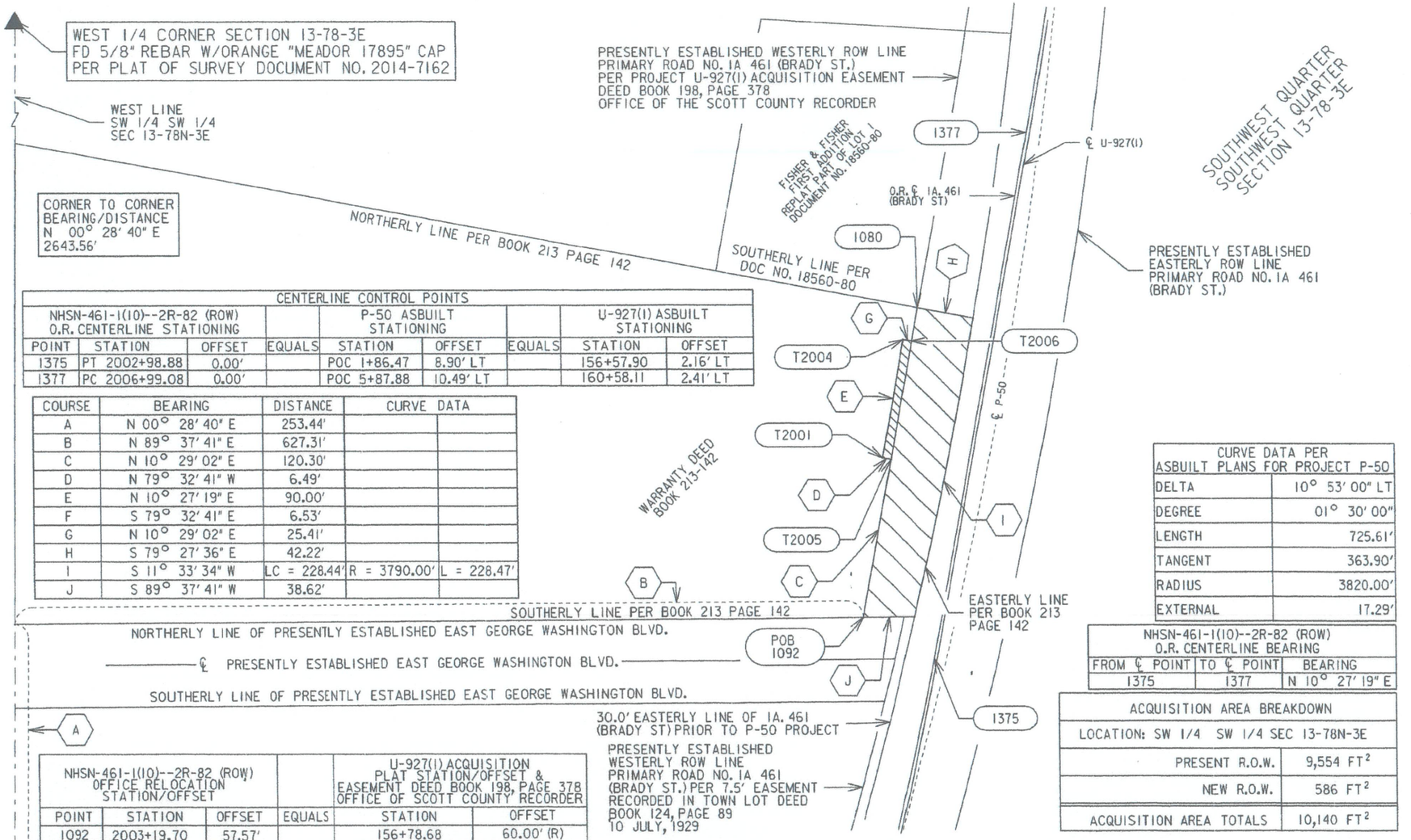
ROW-FEE *10.140 SQ.FT., EASE ____ AC EXCESS-FEE ____ AC

ACCESS RIGHTS ACQUIRED - STA 2003+30.71 STA 2005+55.32 MAIN LINE LT SIDE

ACCESS RIGHTS ACQUIRED - STA 2004+03.89 STA 2005+47.97 MAIN LINE RT SIDE

ACQUIRED FROM ____

*INCLUDING 9,553.85 SQ. FT. WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY



CENTERLINE CONTROL POINTS

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING			U-927(I) ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT		156+57.90	2.16' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT		160+58.11	2.41' LT

COURSE	BEARING	DISTANCE	CURVE DATA	
A	N 00° 28' 40" E	253.44'		
B	N 89° 37' 41" E	627.31'		
C	N 10° 29' 02" E	120.30'		
D	N 79° 32' 41" W	6.49'		
E	N 10° 27' 19" E	90.00'		
F	S 79° 32' 41" E	6.53'		
G	N 10° 29' 02" E	25.41'		
H	S 79° 27' 36" E	42.22'		
I	S 11° 33' 34" W	LC = 228.44'	R = 3790.00'	L = 228.47'
J	S 89° 37' 41" W	38.62'		

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				U-927(I) ACQUISITION PLAT STATION/OFFSET & EASEMENT DEED BOOK 198, PAGE 378 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1092	2003+19.70	57.57'		156+78.68	60.00' (R)
1080	2005+55.41	57.46'		159+14.40	60.00' (R)
T2001	2004+40.00	64.00'			
T2004	2005+30.00	64.00'		RIGHT-OF-WAY STATIONS/OFFSETS ARE PERPENDICULAR TO OFFICE RELOCATION CENTERLINE	
T2005	2004+40.00	57.51'			
T2006	2005+30.00	57.47'			

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

ACQUISITION AREA BREAKDOWN	
LOCATION: SW 1/4 SW 1/4 SEC 13-78N-3E	
PRESENT R.O.W.	9,554 FT²
NEW R.O.W.	586 FT²
ACQUISITION AREA TOTALS	10,140 FT²

LEGEND

▲ ----MONUMENTED CORNER

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 MAY 1, 2020 DATE

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

N W E S

1" = 100'

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-2 OF 2"

IOWADOT

COUNTY SCOTT STATE CONTROL NO.

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE

ROW-FEE *1.017 SQ.FT., EASE AC EXCESS-FEE AC

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACQUIRED FROM

*ALL WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

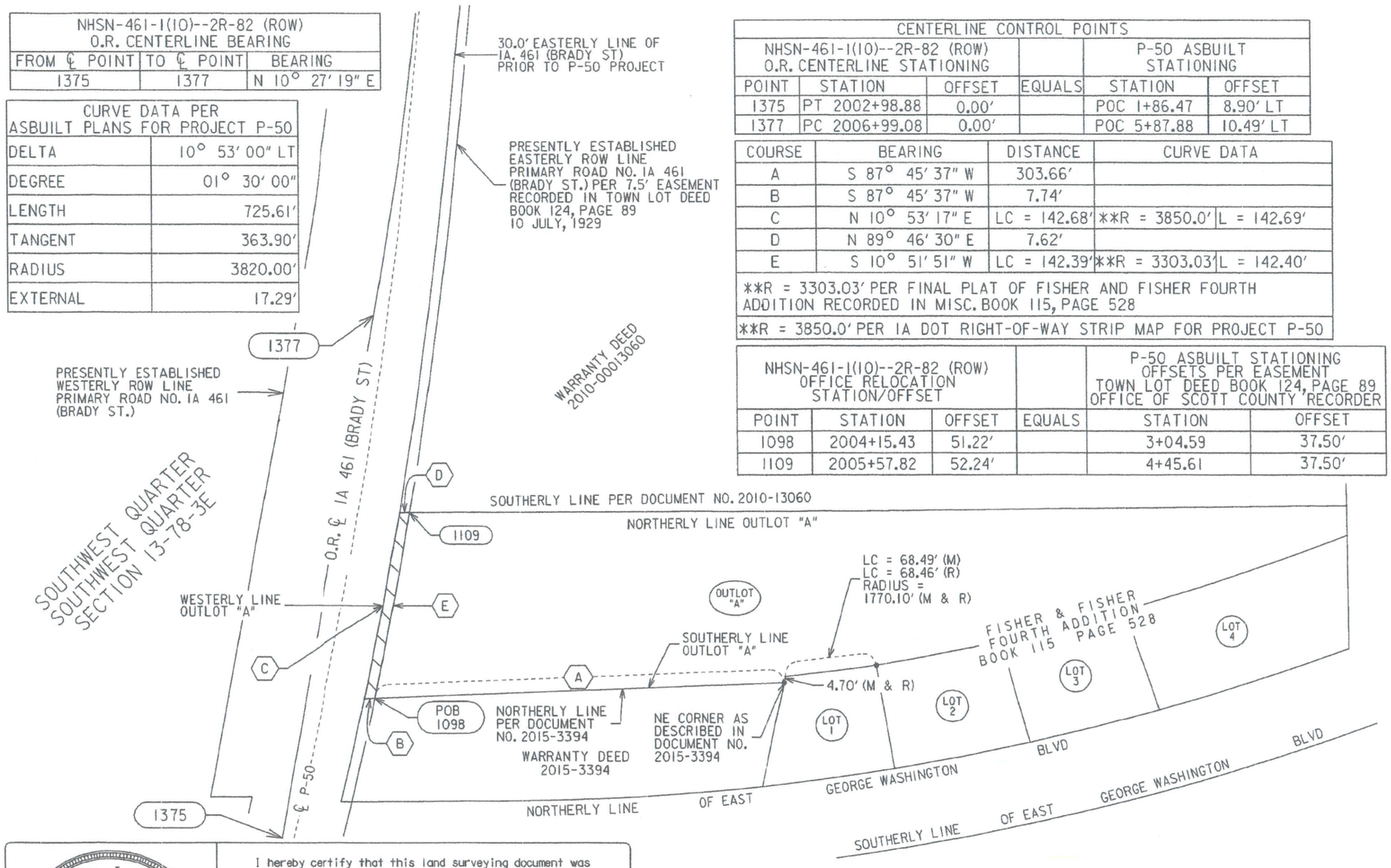
CENTERLINE CONTROL POINTS					
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT

COURSE	BEARING	DISTANCE	CURVE DATA
A	S 87° 45' 37" W	303.66'	
B	S 87° 45' 37" W	7.74'	
C	N 10° 53' 17" E	LC = 142.68'	**R = 3850.0' L = 142.69'
D	N 89° 46' 30" E	7.62'	
E	S 10° 51' 51" W	LC = 142.39'	**R = 3303.03' L = 142.40'

**R = 3303.03' PER FINAL PLAT OF FISHER AND FISHER FOURTH ADDITION RECORDED IN MISC. BOOK 115, PAGE 528

**R = 3850.0' PER IA DOT RIGHT-OF-WAY STRIP MAP FOR PROJECT P-50

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				P-50 ASBUILT STATIONING OFFSETS PER EASEMENT TOWN LOT DEED BOOK 124, PAGE 89 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1098	2004+15.43	51.22'		3+04.59	37.50'
1109	2005+57.82	52.24'		4+45.61	37.50'



PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 DATE MAY 1, 2020

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

LEGEND

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

● ---- FOUND ½" GAS PIPE

POB----POINT OF BEGINNING

1" = 100'

N W E S

ACQUISITION AREA BREAKDOWN	
LOCATION: OUTLOT "A", FISHER & FISHER'S FOURTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IA	
PRESENT R.O.W.	1,017 FT²
ACQUISITION AREA TOTALS	1,017 FT²

5

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

8246101016\row\82461010. 03

PARCEL NO.: 3

OWNER: CITY OF DAVENPORT

SECTION: 13 T 78 N-R 03 W.

SCALE: 1"= 100'

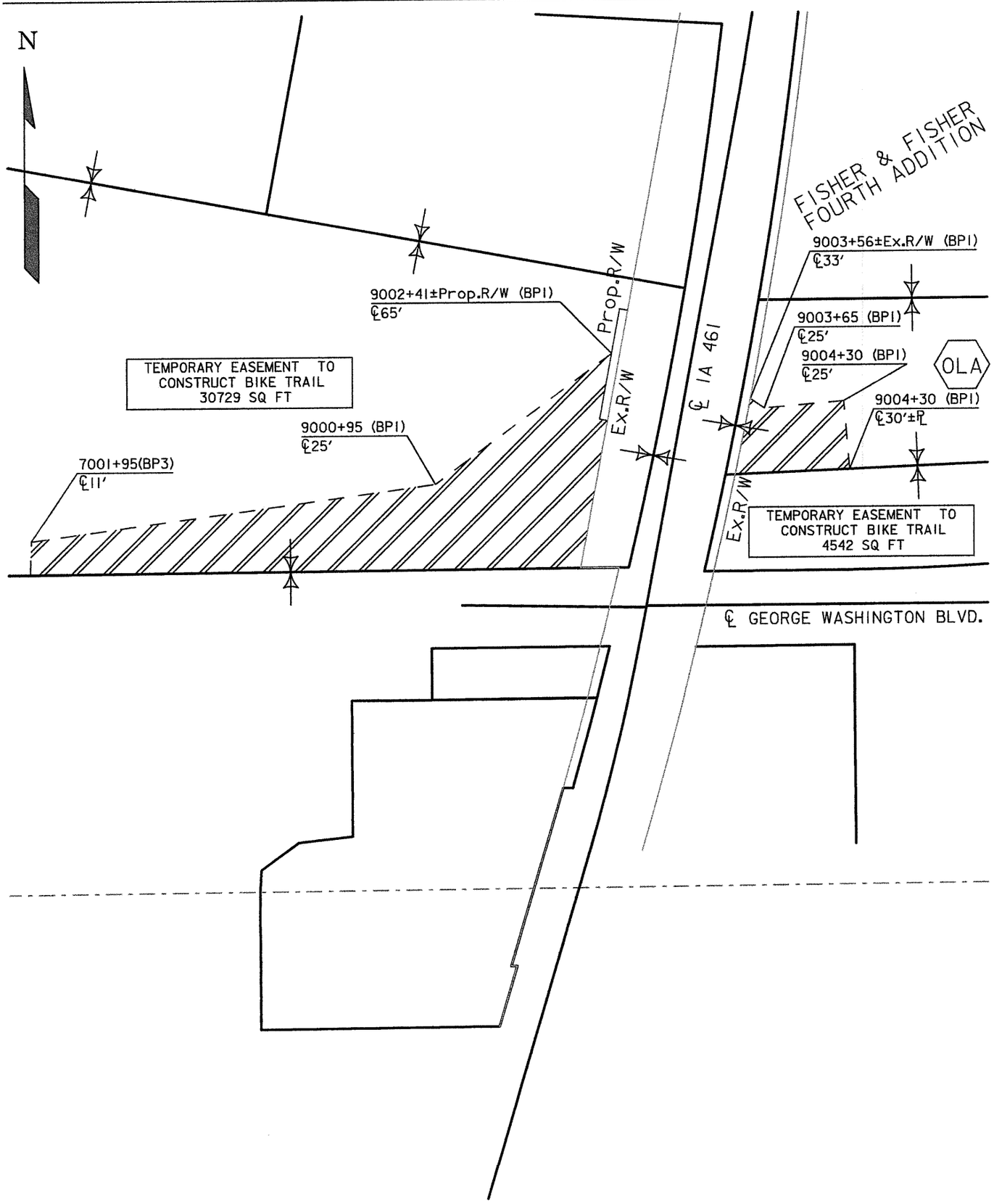
LEGEND

W.D. OR EASEMENT LINE:

ACCESS LOCATION POINT:

PROPERTY LINE:

CITY OF DAVENPORT, IA



COUNTY: SCOTT PROJECT NO.: NHSN-461-1(10)--2R-82

4

IOWADOT

Prepared by & Return To: Allyssa Myers, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** (Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010)

QUITCLAIM DEED
(CORPORATE GRANTOR)

For the consideration of ZERO AND NO/I00-----($0.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, the **CITY OF DAVENPORT, IOWA,** a municipal corporation organized and existing under the laws of the State of Iowa, does hereby convey to the **STATE OF IOWA,** all its right, title, estate, claim and demand in the following described real estate and right of access in real estate in Scott County, Iowa:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder, as shown on the Acquisition Plat Exhibit "A-1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southwest Corner of said Section 13; thence N 00° 28' 40" E, 253.44 feet along the west line of the Southwest Quarter of the Southwest Quarter of said Section 13 to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence N 89° 37' 41" E, 627.31 feet along said southerly line to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street) to the Point of Beginning; thence N 10° 29' 02" E, 120.30 feet along said westerly Right-of-Way line; thence N 79° 32' 41" W, 6.49 feet; thence N 10° 27' 19" E, 90.00 feet; thence S 79° 32' 41" E, 6.53 feet to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street); thence N 10° 29' 02" E, 25.41 feet along said westerly Right-of-Way line to the northerly line of a certain parcel of land described in Book 213, Page 142 and the southerly line of a certain parcel of land described in Document No. 18560-80 in the office of the Scott County Recorder; thence S 79° 27' 36" E, 42.22 feet along said northerly line to the easterly line of said parcel of land described in Book 213, Page 142; thence southwesterly 228.47 feet along said easterly line along a 3790.00 foot radius curve concave westerly having a long chord of 228.44 feet bearing S 11° 33' 34" W to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence S 89° 37' 41" W, 38.62 feet along the said

southerly line to the Point of Beginning, containing 10,140 square feet, more or less, including 9,553.85 square feet, more or less within the presently established Right-of-Way.

Note: The west line of the Southwest Quarter of the Southwest Quarter of said Section 13 is assumed to bear N 00° 28' 40" E.

AND

A parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Miscellaneous Book 115, Page 528 in the office of the Scott County Recorder, as shown on Acquisition Plat Exhibit "A-2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at a found half inch (½") pipe located on the southerly line of said Outlot "A" and the Northeast Corner of a certain parcel of land as described in Document No. 2015-3394, in the office of the Scott County Recorder; thence S 87° 45' 37" W, 303.66 feet along the southerly line of said Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St) to the Point of Beginning; thence S 87° 45' 37" W, 7.74 feet along said southerly line of Outlot "A" to the westerly line of said Outlot "A"; thence northeasterly 142.69 feet along said westerly line of Outlot "A" along a 3850.00 foot radius curve concave westerly having a long chord of 142.68 feet bearing N 10° 53' 17" E to the northerly line of said Outlot "A"; thence N 89° 46' 30" E, 7.62 feet along said northerly line of Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St); thence 142.40 feet along said easterly Right-of-Way line along a 3303.03 foot radius curve concave westerly having a long chord of 142.39 feet bearing S 10° 51' 51" W to the southerly line of said Outlot "A" to the Point of Beginning, containing 1,017 square feet, more or less within the presently established Right-of-Way.

Note: The southerly line of Outlot "A" is assumed to bear S 87° 45' 37" W.

AND

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Primary Road No. IA 461 and grantor's property abutting thereon in the SW¼ SW¼ , Sec. 13, T78N, R3E, Scott County, Iowa, from Sta. 2004+04± (Property Line) to Sta. 2005+48± (Property Line), on the east side and from Sta. 2003+31± (Property Line) to Sta. 2005+55± (Property Line), on the west side.

This conveyance and revision of access shall be binding on the grantee, the grantors, and their heirs, successors, and assignees.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20___, and signed by the grantee on _____, 20___, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

This deed and transfer is exempt from transfer tax as the grantor is a political subdivision of the State of Iowa. Iowa Code Sec. 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20___

CITY OF DAVENPORT, IOWA

By: _____ **(Sign in Ink)**
Mike Matson, Mayor

By: _____ **(Sign in Ink)**
Brian J. Krup, City Clerk

(AFFIX CORPORATE SEAL ABOVE)

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Matson and Brian J. Krup, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Davenport, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in the Resolution adopted by the City Council, under Roll Call No. _____ of the City Council on the _____ day of _____, 20___, and that Mike Matson and Brian J. Krup acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____ **(Sign in Ink)**
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-1 OF 2"

COUNTY SCOTT STATE CONTROL NO. ____

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE 3E

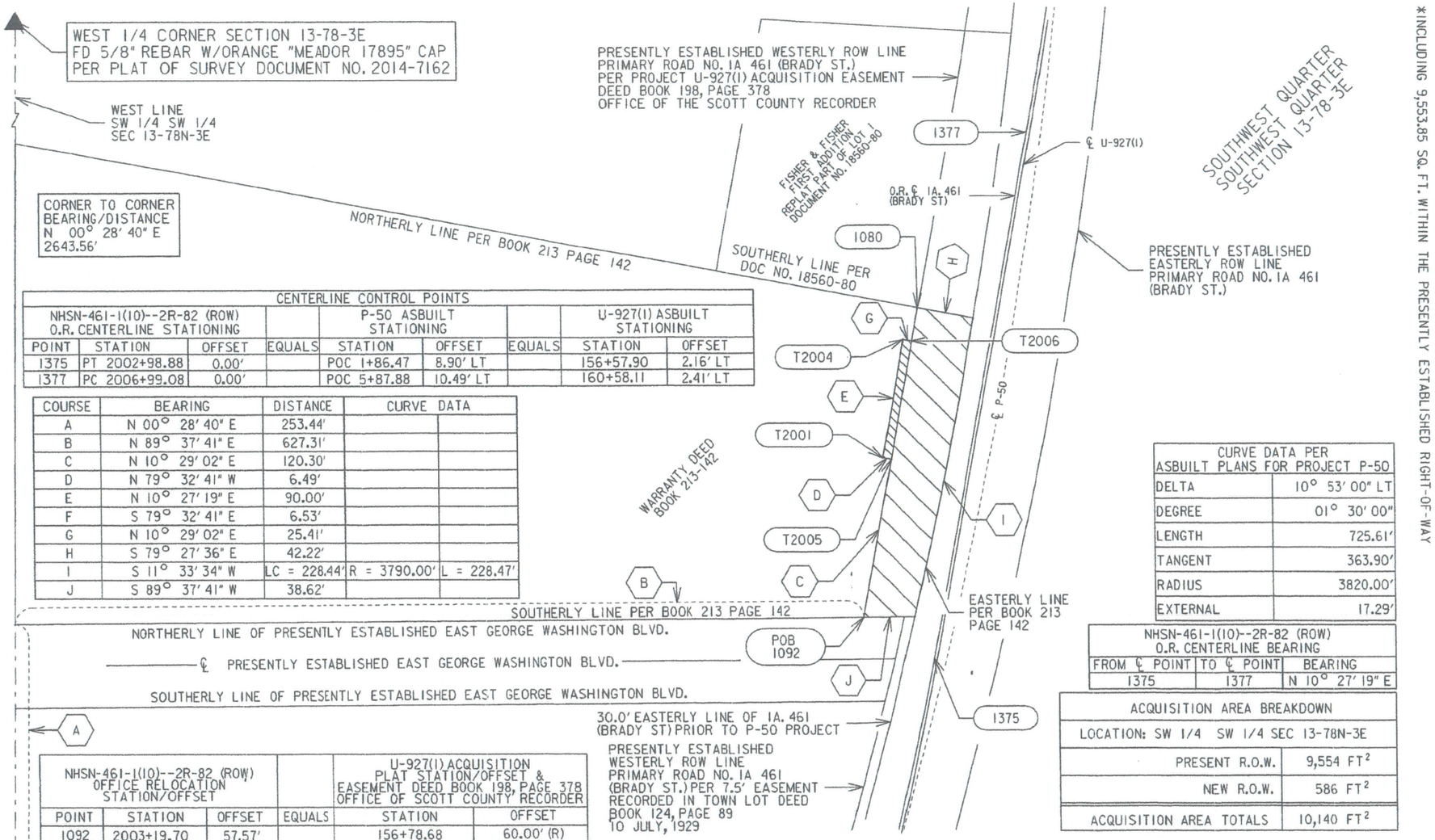
ROW-FEE *10.140 SQ.FT., EASE ____ AC EXCESS-FEE ____ AC

ACCESS RIGHTS ACQUIRED - STA 2003+30.71 STA 2005+55.32 MAIN LINE LT SIDE

ACCESS RIGHTS ACQUIRED - STA 2004+03.89 STA 2005+47.97 MAIN LINE RT SIDE

ACQUIRED FROM ____

*INCLUDING 9,553.85 SQ. FT. WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY



CENTERLINE CONTROL POINTS								
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING			U-927(I) ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT		156+57.90	2.16' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT		160+58.11	2.41' LT

COURSE	BEARING	DISTANCE	CURVE DATA	
A	N 00° 28' 40" E	253.44'		
B	N 89° 37' 41" E	627.31'		
C	N 10° 29' 02" E	120.30'		
D	N 79° 32' 41" W	6.49'		
E	N 10° 27' 19" E	90.00'		
F	S 79° 32' 41" E	6.53'		
G	N 10° 29' 02" E	25.41'		
H	S 79° 27' 36" E	42.22'		
I	S 11° 33' 34" W	LC = 228.44'	R = 3790.00'	L = 228.47'
J	S 89° 37' 41" W	38.62'		

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				U-927(I) ACQUISITION PLAT STATION/OFFSET & EASEMENT DEED BOOK 198, PAGE 378 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1092	2003+19.70	57.57'		156+78.68	60.00' (R)
1080	2005+55.41	57.46'		159+14.40	60.00' (R)
T2001	2004+40.00	64.00'			
T2004	2005+30.00	64.00'		RIGHT-OF-WAY STATIONS/OFFSETS ARE PERPENDICULAR TO OFFICE RELOCATION CENTERLINE	
T2005	2004+40.00	57.51'			
T2006	2005+30.00	57.47'			

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

ACQUISITION AREA BREAKDOWN	
LOCATION: SW 1/4 SW 1/4 SEC 13-78N-3E	
PRESENT R.O.W.	9,554 FT²
NEW R.O.W.	586 FT²
ACQUISITION AREA TOTALS	10,140 FT²

LEGEND

▲ ----MONUMENTED CORNER

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN MAY 1, 2020

DAVID B. BROWN LICENSE NO. 13620 DATE

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

N W E S

1" = 100'

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-2 OF 2"

IOWADOT

COUNTY SCOTT STATE CONTROL NO.

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE

ROW-FEE *1.017 SQ.FT., EASE AC EXCESS-FEE AC

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACQUIRED FROM

*ALL WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

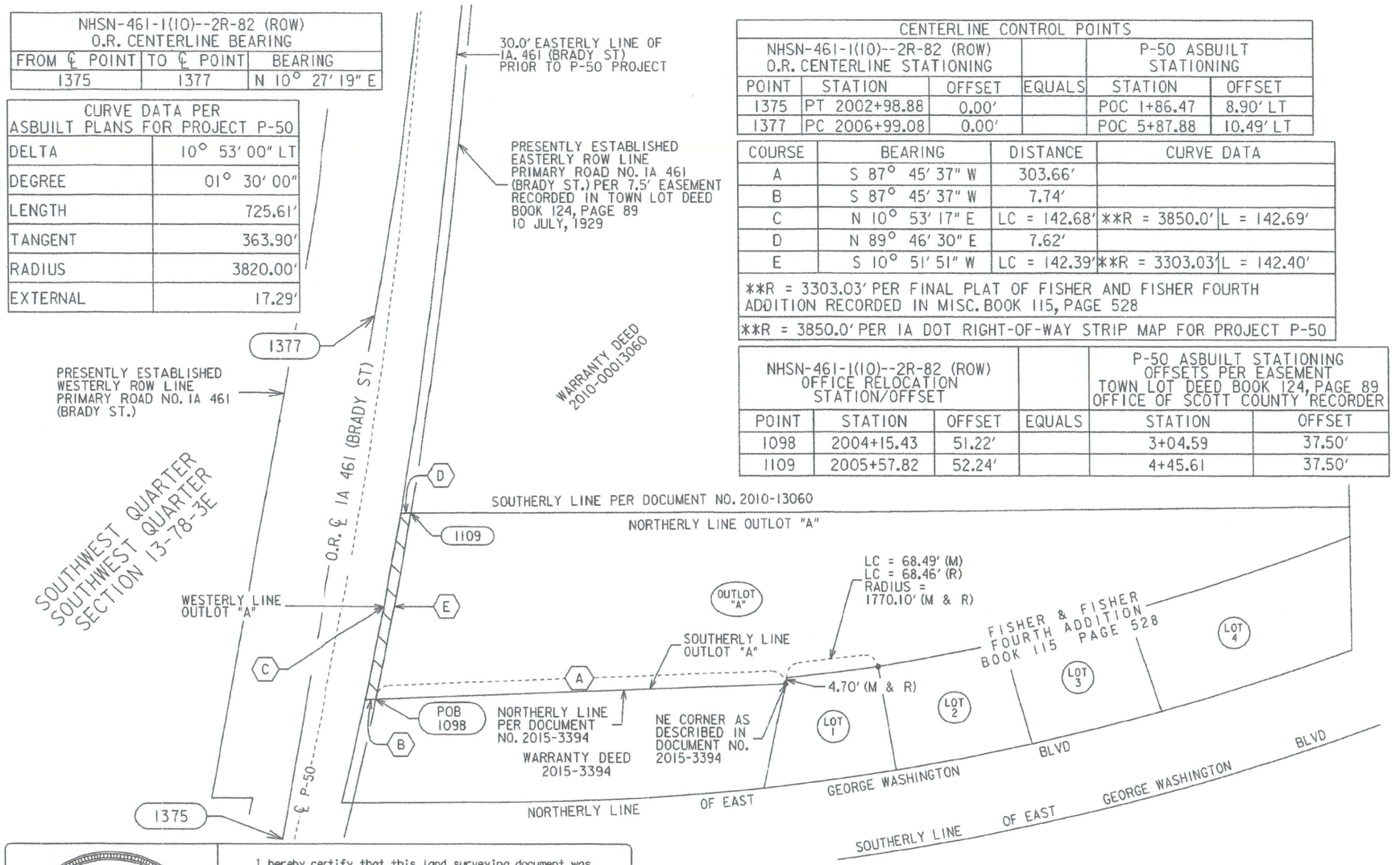
CENTERLINE CONTROL POINTS					
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT

COURSE	BEARING	DISTANCE	CURVE DATA
A	S 87° 45' 37" W	303.66'	
B	S 87° 45' 37" W	7.74'	
C	N 10° 53' 17" E	LC = 142.68'	**R = 3850.0' L = 142.69'
D	N 89° 46' 30" E	7.62'	
E	S 10° 51' 51" W	LC = 142.39'	**R = 3303.03' L = 142.40'

**R = 3303.03' PER FINAL PLAT OF FISHER AND FISHER FOURTH ADDITION RECORDED IN MISC. BOOK 115, PAGE 528

**R = 3850.0' PER IA DOT RIGHT-OF-WAY STRIP MAP FOR PROJECT P-50

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				P-50 ASBUILT STATIONING OFFSETS PER EASEMENT TOWN LOT DEED BOOK 124, PAGE 89 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1098	2004+15.43	51.22'		3+04.59	37.50'
1109	2005+57.82	52.24'		4+45.61	37.50'



PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 DATE MAY 1, 2020

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

LEGEND

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

● ---- FOUND ½" GAS PIPE

POB----POINT OF BEGINNING

1" = 100'

N W E S

ACQUISITION AREA BREAKDOWN	
LOCATION: OUTLOT "A", FISHER & FISHER'S FOURTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IA	
PRESENT R.O.W.	1,017 FT²
ACQUISITION AREA TOTALS	1,017 FT²

Resolution No. _____

CITIES AND TOWNS
CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

Parcel No. 3
Project No. NHSN-461-1(10)--2R-82

Scott County
Primary Road No. IA 461

I, the undersigned, Brian J. Krup, City Clerk of the City of Davenport, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Davenport, Scott County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20___, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for MUTUAL BENEFIT and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Mike Matson, Mayor, and Brian J. Krup, City Clerk, relating to Scott County Project No. NHSN-461-1(10)--2R-82, Parcel No. 3, regarding certain real estate in a part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder and a parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, as shown on the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Mike Matson, Mayor, and Brian J. Krup, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Brian J. Krup, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of MUTUAL BENEFIT and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council

Yeas	Nays	Absent or Not Voting
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20___.

_____ **(Sign in Ink)**
Brian J. Krup, City Clerk

(AFFIX CORPORATE SEAL ABOVE ▲)

STATE OF _____, COUNTY OF _____, ss:

Subscribed and sworn to before me this _____ day of _____, 20___.

_____ **(Sign in Ink)**
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Scott County Project No. NHSN-461-1(10)--2R-82
City of Davenport, Iowa (Parcel No. 3)

City of Davenport

Department: Legal
Contact Info: Brian Heyer | 563-326-7735

Action / Date
1/27/2021

Subject:
Resolution setting a Public Hearing on the proposed conveyance of a vacated public right-of-way known as a portion of an east-west alley lying south of the 1900 block of West 15th Street between Wilkes Avenue and Pacific Street (City of Davenport, petitioner). [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport has no interest in the vacated public right-of-way. The abutting property owners have offered to acquire the property.

Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property. Approval of this Resolution would set the Public Hearing for Wednesday, February 3, 2021 at 5:30 p.m. at the Committee of the Whole Meeting in the Council Chambers at City Hall, 226 W 4th Street.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	1/15/2021 - 9:04 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a Public Hearing on the proposed conveyance of a vacated public right-of-way known as a portion of an east-west alley lying south of the 1900 block of West 15th Street between Wilkes Avenue and Pacific Street (City of Davenport, petitioner).

WHEREAS, the City of Davenport currently owns the vacated public right-of-way known as an east-west alley lying south of the 1900 block of West 15th Street between Wilkes Avenue and Pacific Street, legally described as:

> Part of the Northwest Quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, and being more particularly described as follows:
>
> Beginning at the Southeast corner of Lot 8, Block 9 of Fair Ground 2nd Addition to the City of Davenport, Scott County, Iowa; thence westerly in a straight line for a distance of 300 feet, more or less, to the southwesterly corner of Lot 13, Block 9 of said Fair Ground 2nd Addition, thence southwesterly along the east line of Lot 17, Block 9 of said Fair Ground 2nd Addition a distance of 20 feet, more or less, thence easterly in a straight line parallel to the southerly lines of Lots 8, 9, 10, 11, 12, and 13, all in Block 9 of said Fair Ground 2nd Addition, a distance of 300 feet, more or less, to a point on the easterly line of said Lot 8, Block 9 of said Fair Ground 2nd Addition 20 feet, more or less, south of the southeast corner of said Lot 8, Block 9 of said Fair Ground 2nd Addition; thence northerly along said east line of said Lot 8, Block 9 of said Fair Ground 2nd Addition 20 feet, more or less, to the southeast corner of said Lot 8, Block 9, the point of beginning.

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate; and

WHEREAS, the abutting property owners have offered to acquire said property; and

WHEREAS, Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a Public Hearing on the proposed conveyance of a vacated public right-of-way known as a portion of the east-west alley lying south of West 15th Street between Wilkes Avenue and Pacific Street, as legally described above, will be held on February 3, 2021, at 5:30 p.m. in the Council Chambers, Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
City Clerk

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/27/2021**

Subject:
Resolution approving Case F20-12 being the request of Park Place Five LLC for a final plat of Park Place Apartments 3rd Addition for a one-lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat would comply with the Davenport 2035 proposed land use section.

Zoning: The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

- **Streets:** The property would have access via Eastern Avenue with a 24' access easement.
- **Storm Water:** Stormwater infrastructure is already in place. Outlot A serves as water detention for this development. With R-MF zoning, the maximum impervious surface coverage is 75% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- **Sanitary Sewer:** Sanitary sewers are already in place with no extensions needed.
- **Other Utilities:** Other normal utility services are available.

Public Input: No public hearing is required for a Final Plat.

Discussion:
The request is for a Final Plat for a one lot subdivision on 0.97 acres of property to facilitate a multi-family residential development. This plat is a continuation of the development adjacent to the

west and is compatible with that development.

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission reviewed the final plat at its December 22, 2020 regularly scheduled meeting with a recommendation to accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat; and
2. That the utility providers sign the plat when their easement needs have been met.

Staff will ensure the conditions have been met prior to releasing the plat to be signed and recorded.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning Map
🗋	Backup Material	Future Land Use Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	12/29/2020 - 3:40 PM

Resolution No._____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F20-12 being the request of Park Place Five LLC for a final plat of Park Place Apartments 3rd Addition for a one-lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue.

WHEREAS, the Plan and Zoning Commission reviewed Case F20-12 at the December 22, 2020 regularly scheduled meeting with a recommendation for approval subject to two conditions; and

WHEREAS, the conditions have been added to the plat and/or provided; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Park Place Apartments 3rd Addition to the City of Davenport, Iowa be the same and is hereby approved and accepted; and the granting of easements as shown on said plat are accepted and confirmed; and the Mayor and Deputy City Clerk are hereby authorized and instructed to certify to the adoption of this resolution on said plat.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

INDEX LEGEND

Location: Park Place Apartments Third Addition, in the City of Davenport, Iowa. NW1/4 of Section 7, T78N, R4E, (Pleasant Valley TWP.) of the 5th P.M., Scott County, Iowa
Requestor: Park Place Five LLC.
Proprietor: Lots 5 & 6 of Park Place Apartments Second Addition
Park Place Housing Cooperative c/o James P. Gantz
10537 Route 52 North, Dubuque, IA 52001
Lots 7 thru 14 of Park Place Apartments Second Addition: Park Place Five, LLC.
10537 Route 52 North, Dubuque, IA 52001
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

FINAL PLAT OF:

PARK PLACE APARTMENTS THIRD ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA "Replat of Park Place Apartments Second Addition"

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA PHONE: (563) 556-4389

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: _____

APPROVED BY QWEST COMMUNICATIONS COMPANY
BY: _____
DATE: _____

APPROVED BY MEDIACOM
BY: _____
DATE: _____

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY: _____
DATE: _____

APPROVED BY THE CITY OF DAVENPORT PLAN & ZONE COMMISSION
BY: _____
DATE: _____

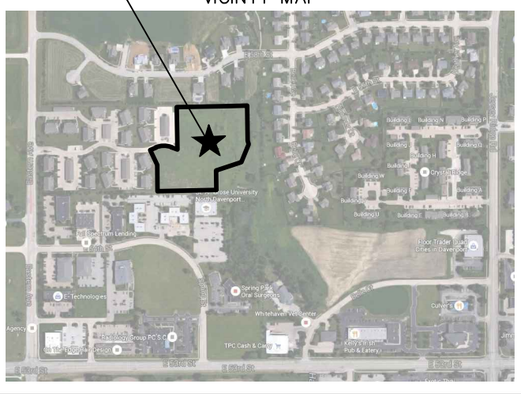
APPROVED BY THE CITY OF DAVENPORT CITY COUNCIL
BY: _____
DATE: _____
ATTEST: _____

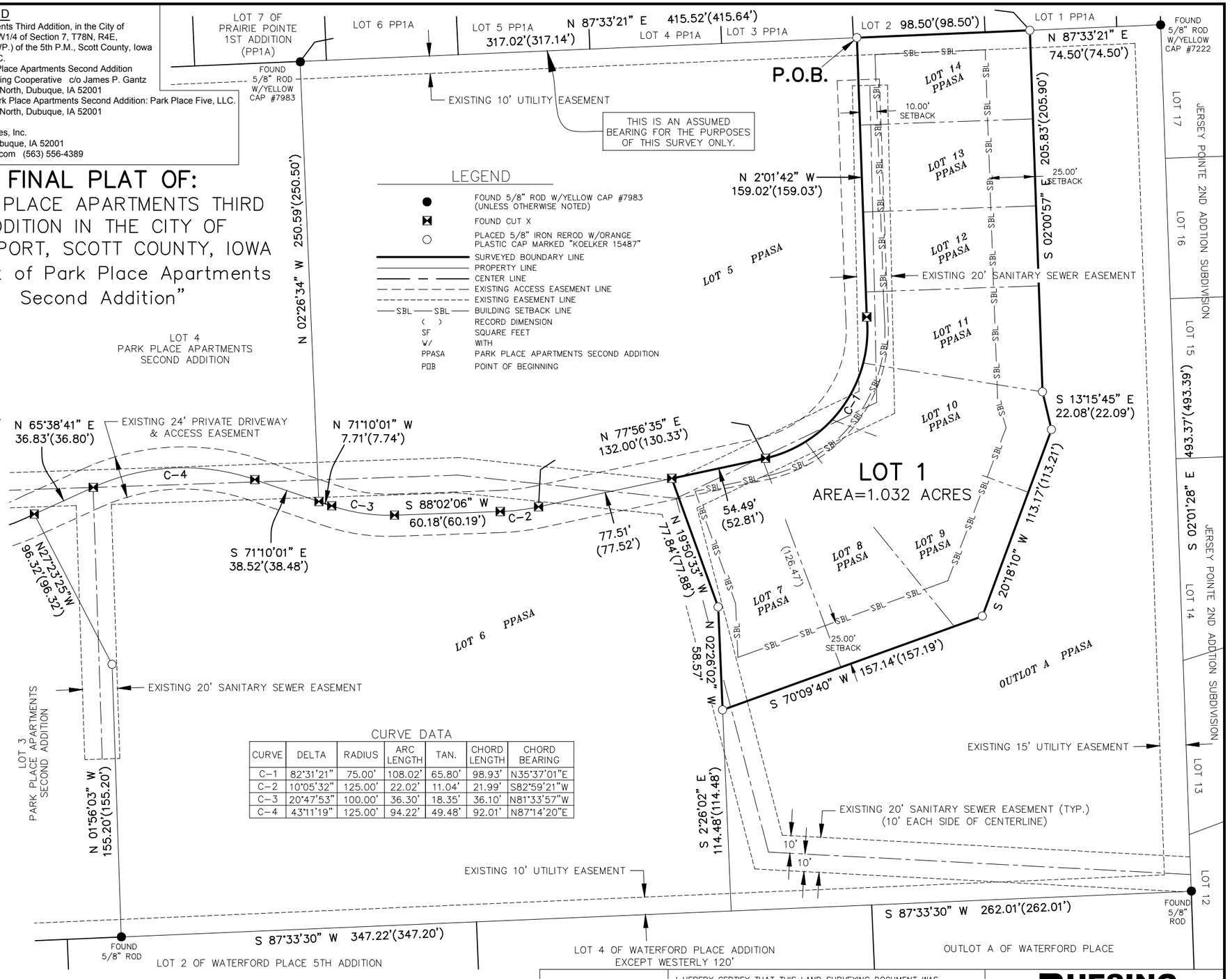
GENERAL NOTES:

1. THE CURRENT ZONING IS R-MF FOR THE SURVEYED PARCEL.
2. IRON RODS WILL BE PLACED AT THE CORNERS OF THIS PROPERTY & INDICATED BY AN OPEN CIRCLE WITHIN ONE YEAR OF THE APPROVAL OF THIS PLAT BY THE CITY OF DAVENPORT.
3. BLANKET UTILITY EASEMENTS ARE GRANTED TO THE RESPECTIVE UTILITY COMPANIES FOR INDIVIDUAL SERVICES TO STRUCTURES.
4. PROPOSED STRUCTURES INCLUDE 2 BUILDINGS WITH 16 UNITS AND 2 GARAGES STRUCTURES.
5. THIS LAND WILL BE LIMITED TO THE EXISTING TWO DRIVEWAYS CONNECTING ONTO EASTERN AVENUE.
6. BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES.
7. THE MINIMUM ENTRY ELEVATIONS FOR THE UNITS ON LOT 1 (COMPRISED OF LOTS 7 THROUGH 14, INCLUSIVE) MUST BE AT ELEVATION 156.4 OR HIGHER. THE TOP OF THE SPILLWAY AT THE DETENTION BASIN IS AT ELEVATION 154.0. MAXIMUM HIGH WATER IN THE BASIN IS CALCULATED TO BE ELEVATION 155.4.
8. THE OWNERS OF LOTS WITH A DRAINAGE EASEMENT OR EMERGENCY STORM WATER PASSAGE EASEMENT ON THEIR INDIVIDUAL LOTS SHALL PLANT THAT EASEMENT AREA IN GRASS, AND MAINTAIN THAT EASEMENT AREA FREE OF STRUCTURES, FENCES, BUSHES, TREES, AND OTHER LANDSCAPING OR PHYSICAL FEATURE THAT WOULD IMPEDE THE FLOW OF SURFACE STORM WATER.
9. THIS RESIDENTIAL DEVELOPMENT WILL NOT HAVE CITY SERVICES RELATIVE TO: SNOW REMOVAL, SOLID WASTE COLLECTION, AND THE COLLECTION OF RECYCLED WASTE PRODUCTS. ACCESS TO THESE LOTS FROM THE PUBLIC RIGHT OF WAY OF EASTERN AVENUE IS PROVIDED BY A PRIVATE DRIVEWAY AND ACCESS EASEMENT.

PROJECT LOCATION

VICINITY MAP





CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C-1	82°31'21"	75.00'	108.02'	65.80'	98.93'	N35°37'01"E
C-2	10°05'32"	125.00'	22.02'	11.04'	21.99'	S82°59'21"W
C-3	20°47'53"	100.00'	36.30'	18.35'	36.10'	N81°33'57"W
C-4	43°11'19"	125.00'	94.22'	49.48'	92.01'	N87°14'20"E

0' 30' 60' 120'

SCALE: 1" = 60'

ALL EXISTING EASEMENT PER DOC. 2005-00042713 FILED ON 12-20-2005.

NOTES

1. TOTAL AREA OF PERIMETER SURVEYED IS 4.802 ACRES.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

LICENSED LAND SURVEYOR TERRY L. KOELKER 15487 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

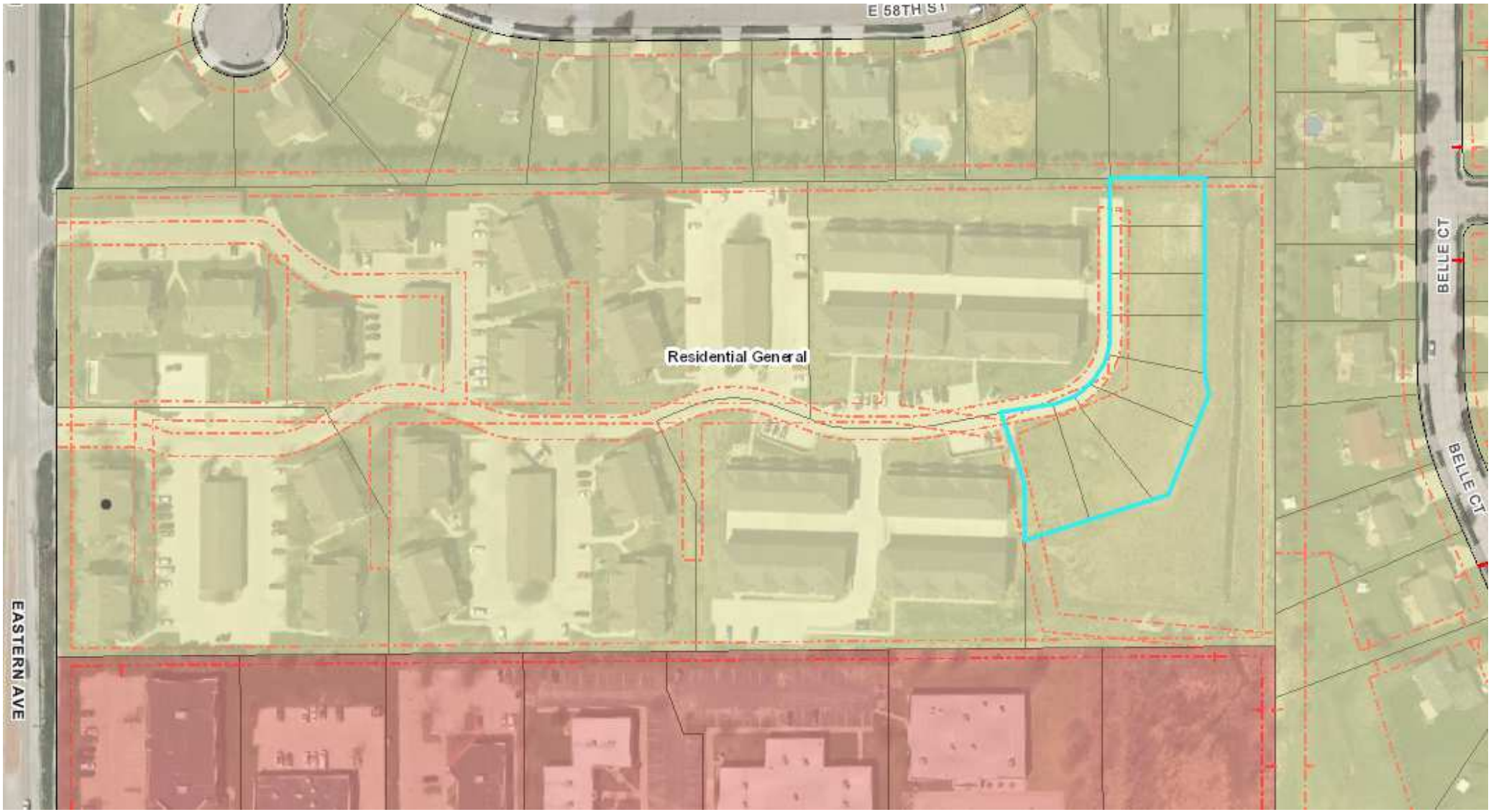
BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JJL & JCH	CHECKED BY: TLK
SURVEY DATE: 08/24/2020	PLOT DATE: 12/01/2020
DWG. NO. 19286-01	SCALE: 1" = 60'

CURRENT ZONING



FUTURE LAND USE



City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **1/27/2021**

Subject:
Resolution approving amended assistance programs through the State COVID (CDBG-CV) application process to assist with the impact of the pandemic on Davenport residents (City of Davenport, petitioner). [All Wards]

Recommendation:
Adopt the Resolution.

Background:
In March, Congress enacted the CARES Act to start to respond to the COVID-19 pandemic. In part, this Act provided additional funding authority to HUD through Community Development Block Grant dollars (CDBG-CV). A portion of the CDBG-CV dollars were to be allocated through states for entitlement communities in each state. Through the federal and state formula process, Davenport is to receive roughly $1,027,142 in CDBG-CV funds through the state. In August 2020, City Council approved submission of an application to the state for these funds. Award of the funds was received in December 2020. In the months since the application was initially submitted, needs have evolved for the programs contemplated in the application, and additional administrative guidance has been received that impact the structure of the programs.

To help address needs among homeless people, rental tenants, and home owners, this Resolution seeks approval of an amended application to the State for the CDBG-CV program. The original targets of the programs will still be served. The amended application simply broadens the scope of the items that can be paid with the funds, to include staff and administrative support as well as assistance for food, transportation, utilities, laundry, and other personal support services as may be needed to support participants. The amended application also combines the rental and mortgage programs into one program as a result of consultation with the state to streamline the administration of the grant for both the City and its subrecipients delivering the programs.

As was the case in the initial application, the programs will still follow all applicable CDBG regulations, and will serve Davenport residents who are at or below 80% of area median income.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	1/13/2021 - 5:34 PM

City of Davenport

Department: City Clerk
Contact Info: Tom Warner | 563-326-7752

Action / Date
1/27/2021

Subject:
Resolution declaring Gaines Street south of the Canadian Pacific tracks and fronting Modern Woodmen Park be also known as "Royals Way" in honor of our local baseball team's affiliation with the Kansas City Royals. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is grateful and honored that the Kansas City Royals have decided to affiliate with our local baseball team and value us as a great location for players to develop their skills and abilities in their chose trade. The continued investment of the City of Davenport and its residents and the foresight of its elected officials in their stewardship of our ballpark continue to make Modern Woodmen Park an excellent venue for baseball and other family entertainment.

The hard work, dedication, and vision of the Main Street Baseball organization, particularly Dave Heller, have made Modern Woodmen Park a terrific home for players to develop and a great venue for family entertainment for Quad Citizens.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/14/2021 - 11:58 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

Resolved by the City Council of the City of Davenport.

RESOLUTION declaring Gaines Street South of the CP Tracks and fronting Modern Woodmen Park be also known as “Royals Way” in honor of our local team’s new affiliation with the Kansas City Royals.

WHEREAS, the City of Davenport is grateful and honored that the Kansas City Royals have decided to affiliate with our local team and value us as a great location for players to develop their skills and abilities in their chosen trade; and

WHEREAS, the continued investment of the City of Davenport and its residents and the foresight of its elected officials in their stewardship of our ballpark continue to make Modern Woodmen Park an excellent venue for baseball and other family entertainment; and

WHEREAS, the hard work, dedication, and vision of the Main Street Baseball organization, particularly, Dave Heller, have made Modern Woodmen Park a terrific home for players to develop and a great venue for family entertainment for Quad Citizens.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that Gaines Street South of the CP Tracks and fronting Modern Woodmen Park be also known as “Royals Way” in honor of our local team’s exciting new affiliation with the Kansas City Royals.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Development Committee **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **1/27/2021**

Subject:
Resolution approving the proposed Section 18 Disposition Plan for the City's 42 Scattered-Site Public Housing units (City of Davenport, petitioner). [Wards 1-4 & 6-8]

Recommendation:
Adopt the Resolution.

Background:
Roughly 18 months ago, staff from the U.S. Department of Housing and Urban Development (HUD) began discussing recent changes in HUD regulations with regard to repositioning Public Housing assets. With only 42 Public Housing units, scattered among 21 properties in Davenport, the City is considered a small Public Housing Authority (PHA), which often creates financial sustainability challenges.

Subsequent to those discussions, the City began exploring the more flexible options available to maintain affordable units in the City but transition away from Public Housing with HUD guidance. As a City government, it was also recognized that owning and managing residential rental properties is not among the City's core mission.

The City then hired a broker to explore the market for these properties, as well as the Heritage building, which is a separate Section 8, Project-Based property operated by the City. Through that effort, it was clear that the marketability and the City's desire both pointed toward making the Scattered-Site properties available to local affordable housing organizations.

In September and October, the City solicited letters of intent/interest from local affordable housing non-profits, as well as the existing tenants of these units, to determine if there was interest in acquiring as affordable housing. Three non-profits submitted a unified LOI to acquire all of the Scattered-Site properties: Ecumenical Housing Development Group (EHDG), Vera French Housing (VFH), and Habitat for Humanity (Habitat).

That interest led to the drafting of a Disposition Plan, which must ultimately be submitted to HUD for approval. Under this Plan, the majority of the units would remain rental properties. Existing tenants would be provided vouchers that would allow them to either remain in the unit or use their new voucher to find other housing. The only exception to the above would be any of the single-family houses that Habitat might acquire (perhaps 2-4 of the 8 single-family houses). Habitat is proposing to sell to qualifying homeowners. Existing tenants in those houses would have the opportunity to acquire and become homeowners through Habitat's program; however, if unsuccessful or not desired by the tenant, as above, the tenant household will have the voucher and relocation assistance to find replacement housing.

There are a number of procedural steps required by HUD, including having an appraisal of the properties to be sold. If the properties are sold below fair market value, they will be required to remain affordable. An appraisal was completed in June 2020. Pending approval of the Disposition Plan by HUD, one of the next procedural steps would include finalizing the purchase amount for each property with the nonprofits.

HUD requires a 30-day comment period on a proposed Relocation Plan which is a component of this Disposition Plan and a meeting with residents to explain all of the above. HUD also requires the completion of an Environmental Review, that the local government be consulted and that the Public Housing Authority (PHA) approve the Plan. The 30-day comment period expires January 25 and meetings were held with residents on January 14. The Environmental Review was completed and accepted by HUD on November 16. The City Council serves as both the official PHA and the local government in this case, but the Council-appointed Housing Commission reviewed and was provided the opportunity to comment at their recent meeting on January 11.

As such, approval of this Resolution will satisfy the remaining HUD procedural steps necessary to submit the Disposition Plan to HUD's Special Application Center (SAC). Approval also authorizes staff to execute documents necessary as the PHA. The SAC will have 90 days to review the application and notify the City of the decision. If approved, several other procedural steps will be triggered, including applying for vouchers on behalf of the tenants, holding a Public Hearing on the proposed sale of the properties, and Council approval of the proposed sales.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	List of Properties
🗋	Backup Material	Relocation Plan
🗋	Backup Material	Disposition Application Form

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	1/14/2021 - 10:26 AM

Resolution No._____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the proposed Section 18 Disposition Plan for the City's 42 Scattered-Site Public Housing units (City of Davenport, petitioner).

WHEREAS, the City of Davenport is the legal owner of 21 properties that comprise the Scattered-Site Public Housing units in Davenport (see attached address list); and

WHEREAS, the City of Davenport also serves as the Public Housing Authority (PHA) and operates these properties as Public Housing in partnership with funding through the U.S. Housing and Urban Development Department (HUD); and

WHEREAS, recent changes in HUD regulations acknowledge that small PHAs (with fewer than 50 units) have financial sustainability challenges and that repositioning strategies now encourage exploring viable options for communities; and

WHEREAS, with guidance from HUD, the City of Davenport desires for these properties to remain affordable housing, but no longer be Public Housing nor owned by the City of Davenport, as owning and managing residential rental properties is not part of the core mission of municipal government; and

WHEREAS, through a solicited approach, several local non-profits with affordable housing as their mission have indicated an intention and plan for acquiring and operating either as affordable rental housing or for sale to qualifying homebuyers; and

WHEREAS, consultation by the local government and approval by the PHA are requirements in submitting a Disposition Plan to HUD.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport and the Public Housing Authority that the Section 18 Disposition Plan is hereby approved and staff is authorized to complete steps and documents to further the application and disposition process.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Address List - Scattered-Site Public Housing Properties

745 W 61st St	6 plex	X0251C07
747 W 61st St	6 plex	X0251D08
1827 W 58th St	duplex	W1003A26
1344 W 16th St	duplex	H0009-26
3575 Heatherton Dr	duplex	O2101A16
4205 N Elsie Ave	duplex	O1601C26
1252 N Zenith Ave	duplex	S2923A32
2020 E 38th Pl	duplex	N1809-12
3809 Belle Ave	duplex	N1810-24
526 W 7th St	duplex	G0044-27A
619 E 7th St	duplex	F0051-30A
808 Farnam St	duplex	F0046-02
908 Iowa St	duplex	F0033-32A
1903 W 75th Pl	sf house	W0303-32
1911 W 75th Pl	sf house	W0303-30
6605 Vine St	sf house	X0235A22
1235 W 35th St	sf house	P1416A03
1907 W 75th Pl	sf house	W0303-31
1838 W 58th St	sf house	W1003A13
810 Franklin Ave	sf house	X0235D31
625 E 7th St	sf house	F0051-30B

RELOCATION PLAN
FOR THE
DISPOSITION
OF

DAVENPORT
SCATTERED SITE PUBLIC HOUSING

PREPARED FOR

Davenport Public Housing Authority

and the

Davenport City Council

226 W. 4th St.
Davenport, IA 52801

December 2020

Section 1: General Information

The Davenport Housing Commission ("DHC" or "Commission") is made up of five volunteers appointed by the Davenport City Council. The City Council serves as the Public Housing Authority ("PHA") and relies upon the DHC as an advisory body. There are a total of 42 Scattered-Site Public Housing units, located in 21 properties throughout Davenport. All are owned by the City of Davenport and were built in the early 1980s. The properties consist of eight single-family houses, eleven duplex structures, and two six-plexes.

The City will submit to the U.S. Department of Housing and Urban Development ('HUD') a 'Disposition Application' for the 42 units of Scattered Site Public Housing (the 'Project') within its jurisdiction. The City will also submit a *separate* application to HUD for Section 8 Vouchers for the occupied units of public housing to allow households to move to replacement units, as the scattered site public housing will be transferred to other owners.

The planned disposition would result in the City removing those 42 units from the Public Housing inventory and conveying them to either tenants (as new homeowners) or affordable housing nonprofits. All units would remain as affordable housing, but would cease to be part of the Public Housing program. This would be done utilizing HUD's streamlined disposition guidance at PIH-2019-05(HA), published March 21, 2019, titled *Streamlined Voluntary Conversion of Last Remaining Projects of Small Public Housing Agencies*. This guidance allows small Public Housing Authorities (defined as those with 250 or fewer public housing units) greater flexibility to respond to local needs, allows them to pursue private financing, and provides greater housing choice and mobility to assisted households. The guidance allows PHAs to voluntarily reposition public housing units to more sustainable funding platforms in order to meet local objectives.

Selling the scattered site units will provide the existing residents the flexibility and continued subsidies of a Section 8 Tenant Protection Voucher. As a result of the planned disposition, all current households of the project will be provided with a Tenant Protection Voucher to use, either in their current unit with the new owner or at a new unit of their choice.

This Plan provides details of the Commission's possible relocation activities. It conforms with the General Plan and Housing Element.

Section 2: Not Applicable, per HUD-Form 52860

Section 3: PHA Plan, Board Resolution, Environmental Review, and Local Government Consultation

In preparation for this action, the planned removal was included in the PHA's plan, which was made available for public comment from July 1 to August 17, and was approved by the Commission on August 17, 2020. Copies of the PHA Plan and Board Approval are attached.

An environmental review was completed on October 27, 2020. The environmental Review included a comment period from October 10, 2020 to October 24, 2020. The Authority to Use Grant Funds was received from HUD on November 16, 2020. Copies of these documents are attached.

The City Council is anticipated to consider the planned removal at a meeting on January 27, 2021. A letter of support from local government officials along with the Council Resolution approving the removal is required.

Section 4: Description of Existing Development

The Public Housing units owned by the City of Davenport are scattered sites, meaning they are located throughout the city and not in any one location. All are located in Davenport, comprising a total of 42 units of public housing, none of which are currently vacant.

The location of the scattered sites are represented on a map (see attached). The breakdown of the currently occupied units by bedroom-count is shown in TABLE 1 below.

TABLE 1: Scattered Site Public Housing Units By Bedroom Count				
	Two (2)-Bedroom Units	Three (3)-Bedroom Units	Four (4)-Bedroom Units	Total Units All Bedrooms
Occupied	13	22	4	39
Vacant	1	2		3

Of the 42 total units, there were 3 units vacant, with the remaining 39 units occupied by 126 persons; averaging 3.23 persons per household.

Monthly rents at the scattered site units range from $0.00/month to roughly $500/month, though the payment standard for each ranges from $830 to $1,225 (including utilities), the difference of which is subsidized by HUD.

Of the total 39 currently occupied households, the ‘Head’ of household in 2 are over the age of sixty-two years. We have total of 15 households with at least one family member (head of household or other member) qualifying as disabled.

Some of these disabilities may require special accommodations for the relocation beyond locational preferences, addressing proximity to medical facilities, accessibility and unit locations within a building (i.e. first floor).

TABLE 2 below shows the income distribution of the households presently residing in the scattered site public housing in Davenport, determined by their household income and respective household size.

TABLE 2: Scattered Site Households by Income Group						
	Extremely low	Very Low	Low	Median	Moderate	Total
All Households	33	6	-	-	-	39
Percentages- All Households	85%	15%	-	-	-	100%

Section 5: Description of proposed Removal

Background

The City of Davenport and Housing Commission have determined that the disposition of its 42 scattered site public housing units is consistent with HUD's guidance *Streamlined Voluntary Conversion of Last Remaining Projects of Small Public Housing Agencies*, in the best interest of the residents and the City; is consistent with the goals of the PHA and the PHA's Annual Plan; and is consistent with the United States Housing Act of 1937.

The City is committed to maintaining the affordability of housing in Davenport, and committed to continued affordability of housing for the residents of the units to be sold.

The buyers of the scattered site units intend to utilize the units for affordable housing. The City met with tenants and solicited letters of interest in September 2020. At this time, it appears that perhaps one tenant is interested in acquiring the duplex the household occupies. However, the City has not entered into negotiations with the tenant household, nor is it known whether financing could be secured and sustained.

In October, the City then solicited letters of interest from local affordable housing nonprofits. A consortium of three nonprofits submitted a single LOI and intend to acquire all of the units, including the duplex property in which one tenant is interested in acquiring, should that sale not materialize.

The first nonprofit is **Habitat for Humanity Quad Cities** ("Habitat QC"). They intend to acquire several of the single family houses (there are a total of eight) and offer the properties for sale to the current tenants. While the City has already offered to sell the homes to tenants, Habitat QC has grant funding from their parent corporation (Habitat for Humanity USA) and utilizes donations and volunteer hours to keep rehab costs low. As such, it is possible that if tenants desire to become a homeowner, they might qualify as a Habitat client and could acquire the home. If the homes require rehabilitation, they will perform the rehab. The Habitat business model typically involves the identified homebuyer helping with work on the home as "sweat equity".

If the current tenant does not desire to become a homeowner and/or does not qualify as a Habitat client, the Tenant Protection Voucher (TPV) would be provided to the tenant, who would then have 90 days' notice of the sale and could begin looking for a new rental unit with their TPV.

The second nonprofit is **Vera French Housing** ("VF Housing"), a local nonprofit that owns and operates over 120 units of permanent supported housing for individuals and families with mental illness in the Quad Cities. VF Housing intends to acquire the two six-plexes as well as several of the duplex properties (there are a total of eleven duplexes available), adding to their portfolio of affordable rental housing for individuals and families with mental illness. They propose to evaluate the current tenants to see if they would fit the VF Housing program and qualify for services. Regardless, tenants would have the opportunity to remain in the unit and use the TPV. Across VF Housing's portfolio, there are a number of existing clients that use Section 8 vouchers. So this would be a natural extension of VF Housing's business model.

The third nonprofit is **Ecumenical Housing Development Group** ("EHDG" or "Ecumenical Housing"), a local nonprofit that owns over 160 affordable housing units and typically master leases with several other local nonprofits who manage the units and coordinate programmatic services. EHDG intends to acquire the remaining single-family and duplex properties that tenants, Habitat QC, and VF Housing do not acquire. As with their existing portfolio, two other local nonprofits, Humility Homes and Services ("Humility") and Family Resources, would partner with EHDG regarding the management of these units. Humility provides homeless shelter, housing, and other housing assistance services to low and moderate income households locally. And Family Resources provides foster care licensing and advocacy, domestic violence shelter and counseling, health care coordination (physical and mental health) for families on Medicaid, and survivor services.

Similar to VF Housing, the intent is to retain tenants in the existing units with TPV. If a tenant desires to move with their new TPV, they would be provided sufficient notice and relocation assistance with finding other

housing with which to use their TPV.

Given the above, there are essentially four categories of outcomes for tenants. First, it is expected that many of the existing tenants will utilize their voucher to remain in their current unit. In this case, no relocation assistance would be needed.

Second, it is also possible that some tenants will choose to use their new vouchers to secure a new unit as part of this process. If they choose to do so within the 90-day window, they will be provided relocation assistance consistent with this Plan.

Third, a small portion of existing tenants (one or more of the tenant households in the single-family houses) may not desire homeownership or may not qualify for the Habitat for Humanity program. As such, tenants in this category would be provided sufficient notice and have time and access to the full relocation assistance described below, but would eventually need to find other housing as the house will be sold to an income-qualifying homeowner via Habitat for Humanity.

Finally, there may be some tenants who leave the program voluntarily or otherwise between now and when TPVs, if approved, would be provided by HUD. Similar to category 1 above, no relocation assistance would be provided.

Overview of Disposition Strategy

Following HUD approval of the disposition request, and the provision by HUD of Section 8 Tenant Protection Vouchers, and all other required approvals, the PHA would proceed with the procedures discussed above.

Households will be offered tenant-based Tenant Protection Vouchers, and the PHA, on a one-time basis, will provide actual and reasonable relocation expenses for any family which moves within a specified period of time from receipt of a voucher.

All eligible households in *good standing* (current on their rent and in compliance with their lease) will be offered a Voucher:

- Being “current on rent” means the household has paid the prior month’s rent and does not owe any back rent to DHC or, if there is back rent owed, the household has entered into a repayment agreement with DHC and is following the terms of that agreement.
- Being “in compliance with the lease” means the household has not been served with an eviction notice, written notice of violation or been evicted. If a household or one of its members has been issued a Notice to Vacate, or has otherwise been informed in writing they are not in compliance with their lease, and the case has not been resolved at the time the Section 8 Vouchers are available, the PHA will not issue the family a Voucher at that time. If the case is resolved, or if a court rules in favor of the resident, PHA will provide a Voucher at that time.

Type of Removal Action

The planned removal action is a voluntary conversion of public housing, utilizing HUD’s guidance at PIH-2019-05(HA), published March 21, 2019, titled *Streamlined Voluntary Conversion of Last Remaining Projects of Small Public Housing Agencies*.

Proposed Activity by Building Type

Twenty-one buildings will be divested under this removal action, containing 42 units.
The twenty-one buildings include two 6-plexes, eleven duplexes, and 8 single-family buildings.
All buildings will be sold to tenants or to non-profits, for continued use as housing.

Total Acreage proposed for removal

The scattered site buildings occupy, in total, roughly 5.2 acres.

Estimated Value of the Proposed Property

The City conducted an appraisal of the properties to be sold. It is included as an attachment.
The aggregate appraised value of the properties to be sold is $2,774,000

Timetable

The estimated timetable for the removal action is below:

- Begin Relocation: within 120 days after HUD Approval
- Complete Relocation: roughly 240 days after HUD Approval
- Execute Contract for Removal: 250 days after HUD Approval
- Removal of the Property: 250 days after HUD Approval

Section 6: Relocation

Overview

Pursuant to Federal regulations governing the disposition of public housing projects (24 CFR 970), and in accordance with Section 18 of the United States Housing Act (42 USC 1437p), and it's implementing regulations (24 CFR 970.21), the PHA must offer each family displaced, "comparable housing". Such comparable housing may include, if available, tenant-based assistance such as a Housing Choice Voucher (Section 8 Vouchers), project-based assistance or, occupancy in a unit operated, or assisted by a public housing authority at a rental rate paid by the household that is comparable to the rental rate applicable to the unit which the household presently occupies.

In this case, the PHA intends to divest itself of all public housing under HUD's Streamlined Voluntary Conversion guidance, and as such, there will be no alternate project based or public housing owned and controlled by the PHA that could be offered to current tenants. Therefore, Tenant Protection Vouchers (a form of Section 8 voucher) will be made available to all current occupant households to meet the comparable housing requirement. These Tenant Protection Vouchers (TPVs) will be in addition to the current authorized number of vouchers available in Davenport, and will result in a permanent net increase in the number of vouchers available to Davenport residents.

Uniform Relocation Act

Generally, removal of public housing does not trigger the Uniform Relocation Act. However, certain events, such as usage of federal funds in rehabilitation of the unit by a new buyer, could potentially trigger relocation requirements beyond those in Section 18. In the event any of the Commission's actions resulting from the implementation of the Disposition Application result in residential displacement, such displacement will be pursuant to the policies and procedures which would be necessary to conform to the statutes and regulations established by the Federal, Uniform Relocation Act (42U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24) (the "Guidelines") for residential displacements.

Projected Dates of Displacement

Households will receive a minimum of a 90 days' notice before they are required to move. This notice is expected to be issued following the adoption of this Plan, in April 2021.

Concurrent Residential Displacement

Based on the project timeline, there are no projects now, or planned in the immediate future, which will impact negatively upon the efforts, and ability of the Commission in relocating any households to move from the scattered site public housing being sold.

Assessment of Needs

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits. English and Spanish are the predominant languages. Other languages will be accommodated as the need arises.

The interview process will be used to determine housing preferences or reported need to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping. In addition, health needs, which may require special consideration for accessibility and perhaps proximity to medical facilities, may be identified. The interviews will be performed by staff and confidentiality will be maintained. The PHA will provide necessary and mobility counseling, as well as

other forms of assistance, to relocate to:

- Other, privately-held units which accept Section 8 Vouchers;
- Choose to "port-out" to the jurisdiction of other Authorities using the portability feature of Section 8 Vouchers.

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping.

Relocation Counseling

Staff is available to assist the permanently displaced tenants with questions regarding relocation and/or assistance in relocating. Staff can be contacted at 563-326-7899 from 7:30 to 4:30 p.m., Monday through Friday and also available on-site by appointment. The Assisted Housing Office is located at 501 W. 3rd Street, Davenport, Iowa 52801. An on-site office is located on the ground floor.

All necessary and mobility counseling will be provided to those households who are required to relocate. Close contact will be maintained with each household. Specific activities will include:

- Fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;
- Provide adequate notice (not less than 90 days) of the need to move;
- Determine the needs of each residential household eligible for assistance;
- Provide an adequate number of referrals – which, pursuant to the Guidelines requires a minimum of three (3) – to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement, and assure that no residential occupant is required to move without a minimum of 90 days written notice to vacate;
- Provide current, and continually updated information concerning replacement housing opportunities;
- Provide special assistance in the form of referrals to governmental and social service agencies, if needed. Referral agencies may include, but not necessarily be limited to, the Department of Human Services (DHS) for income maintenance or food stamps, Medicaid, and Iowa Workforce Development.
- Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;
- Supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons;
- Assist each eligible person to complete applications for benefits;
- Make relocation benefit payments in accordance with HUD Guidelines, where applicable;
- Inform all persons subject to displacement of the Commission's policies with regard to eviction and property management; and,
- Establish, and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Commission decisions with respect to relocation assistance.

On-going meetings with residents, including one-on-one meetings between the residents and staff will be necessary to relocate residents with a minimum of disruption. Staff will be available to offer assistance as necessary.

Relocation Process

Because the ultimate use of the properties to be sold is not known at this time, there will be several scenarios that could apply:

- Unit sold to a new owner who wishes to retain current tenants. In this case, the current tenant will be given 90 days' notice of the sale, issued a portable tenant protection section 8 voucher, and given the opportunity to either stay in their current unit or look for a new unit, at their choice. If they choose to look for a new unit they will be provided counseling and assistance in locating a new unit prior to sale.
- Unit sold to a new owner (Habitat for Humanity) who wishes to make modest improvements and sell the property an income-qualifying homebuyer. In this case, the current tenant will be given 90 days' notice of

the sale, given the opportunity to qualify as a Habitat for Humanity homebuyer, if unsuccessful or not desired, the tenant household would be issued a portable tenant protection section 8 voucher, and provided counseling and assistance in locating a new unit prior to sale.

- Some combination of the two outcomes above, with the new owners allowing the majority of the tenants to remain in place; Habitat is expected to acquire no more than a handful of the eight single-family houses.

All residents will be given 90 days' notice of the need to move. They will have 4 months from the point at which their Section 8 Vouchers and/or Notice of Eligibility are issued to them, to move from their unit. At that time, the resident will be offered necessary and mobility counseling assistance to assist them in the move.

Tenant Protection (Section 8) Vouchers – Other Requirements

The displacement of the existing households will be through the issuance of Section 8 Tenant Protection Vouchers; which method should provide households with greater flexibility in regard to relocating virtually anywhere within the Commission's jurisdiction – or, outside the area entirely, if the households should choose, while retaining their rent-geared- to-income position.

Section 8 Eligibility Standards

Generally, the Section 8 Program is limited to families earning 50% of Annual Median Income (AMI), by household size, as compared to an income-limit of 80% of AMI for the Public Housing Program. However, because families at the scattered site units will be treated as "continuing participants", all families in good standing will be offered a Section 8 Voucher.

Section 8 Payment Standards

As residents of public housing, on-going rental assistance will be provided pursuant to the provisions of the Section 8 Housing Choice Voucher program of the federal Department of Housing and Urban Development (HUD). The Section 8 voucher program provides for a household to continue paying thirty percent (30%) of the household adjusted income – with some program-specific exceptions – for their monthly, housing rental costs.

Section 8 Housing Choice Voucher Program (HCVP) Payment Standards are set by the U.S. Department of Housing and Urban Development (HUD). They're updated, at least, annually. A payment standard is the maximum allowable monthly assistance payment in the Davenport Housing Commission's (DHC's) jurisdiction for an assisted family's (1) contract rent; and (2) those essential utilities for which the tenant is responsible, including a stove or refrigerator provided by the family.

Payment standards ARE used to determine how much of the rent is paid by DHC, and how much by the family. Payment standards do NOT determine or limit the rent a landlord may charge. The maximum contract rent a landlord may charge is based on the reasonable rent for the unit and the family's income. Davenport Housing Commission Payment Standards are listed below. Households can request the payment standards for other areas from their relocation consultant.

SECTION 8 HOUSING CHOICE VOUCHER
PAYMENT STANDARDS – CITY OF DAVENPORT

Unit Size	Current
TWO-BEDROOM	$830
THREE-BEDROOM	$1,087
FOUR-BEDROOM	$1,225

*The above listed payment standards, which includes all utilities, represent the maximum amount the contract rent may be for each bedroom size indicated. Once a Request for Tenancy Approval (RTA) has been received, the Housing Manager will negotiate the contract rent with the owner. The rents offered will be based on

comparable rents in the area and the condition of the united submitted on the RTA.

Section 8 Occupancy Standards

Section 8 occupancy standards established by the Commission will determine the size of the replacement units for each household. Because occupancy standards for the Scattered Site units being sold differ from the occupancy standards for the Section 8 program, some households may be receive a voucher for a unit with fewer bedrooms than the unit they currently occupy. Tenants who chose to remain in their current unit with the tenant protection voucher would not be required to change bedroom size unless or until they move out of their current unit. Upon that move, the occupancy standards in effect at the time of the move will govern the size allowed for the replacement unit.

Per the current occupancy standard, it is two heartbeats per bedroom. For example, an adult and one child in a household would get a one-bedroom voucher. Similarly, an aide and an adult would only qualify for a one-bedroom unit.

Thus, any "odd-numbered" person would also be entitled to a separate bedroom. Each bedroom shall be(come) occupied by two persons before the family becomes otherwise eligible for an additional bedroom, as the availability of voucher sizes allow. Exceptions include a Doctor note stipulating that a separate bedroom is required; or if a tenant finds a unit with one more bedroom than their voucher allows, but the rent works within the payment standard, then that unit is allowable.

Residential Relocation Resources (For Rent) - Units Required vs. Current Units for those households that may be displaced

Units by Bedroom Count	Current Units	Required Units
Two-Bedroom Apartments	14	0
Three-Bedroom Apartments	24	1
Four-Bedroom Apartments	4	1
All Units	42	2

Comparable Housing

Comparable replacement housing will be identified for each household before mandatory displacement can occur for that individual household.

In addition to meeting Section 8 Housing Quality Standards (HQS) inspection, "comparable replacement housing" includes standards such as:

- Comparable as to the number of bedrooms, living space, and type and quality of construction, but neither lesser, nor greater in rooms or living space than necessary to accommodate the household pursuant to the Housing Commission's Section 8 occupancy standards;
- In an area that does not have unreasonable environmental conditions;
- Is not generally less desirable than the scattered site unit with respect to proximity to schools, employment, health and medical facilities and, other public and commercial facilities and services; and
- Is within the financial means of the household as defined in Section 6008, subdivision (c) (5) of the Guidelines

Referrals will be made both to income-restricted dwellings and open market housing. Over-income households will be referred to open market housing. Outreach will be necessary by the Commission and tenant to promote acceptance of the Section 8 voucher.

Relocation Payments

All displaced households will be provided with reasonable and actual moving expenses, according to HUD's Section 18 requirements. Details of the payments are in the following sections.

Relocation Tax Consequences

In *general*, relocation payments are *not* considered income for the purpose of the Internal Revenue Code of 1986, or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The preceding statement on tax consequences is *not* intended to be provision of tax advice by the Housing Commission, its Agents, Consultants or, Assigns.

Tenants in receipt of moving and/or rental assistance payments are encouraged to consult with independent tax advisors concerning the tax consequences of relocation payments.

Application and Credit Check Fees

In order to alleviate hardships for tenants who are required (or choose) to move, the Commission will provide up to one-hundred dollars ($100.00) per household for application fees and credit checks, upon presentation of an invoice for these fees from the potential landlord.

Security Deposit

In order to alleviate hardships for tenants who are required (or choose) to move, the Commission will provide up to a maximum of two months' security deposit based upon the maximum monthly rent payment standards as approved by Housing Commission. The security deposit will be paid to the new landlord upon satisfactory completion of all Section 8 move in requirements, and prior to occupancy of the replacement unit.

Moving Expenses

From the point a Tenant Protection Voucher is issued, DHC will pay one-time actual and reasonable moving expenses for any household which moves within 90 days from the receipt of their Tenant Protection Voucher and/or Notice of Eligibility. DHC will consider an extension of the 120-day period, on a case-by-case basis for extenuating circumstances, though it should be noted that extensions may not be possible for units being sold on condition of vacancy. Should the request for an extension of time be denied, families will have the right to grieve this determination pursuant to the grievance procedure outlined in this document.

Any relocation assistance to be provided by DHC shall conform to the standards and provisions set forth in applicable HUD regulations and requirements.

As may be required, benefits will be provided in accordance with Section 18 of the United States Housing Act and any other applicable regulations and requirements.

Benefits will be paid to eligible displaced persons upon submission of required claim forms and documentation in accordance with Commission-approved procedures. Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

All households will be reimbursed for the actual cost of transferring/reconnecting existing telephone, utility and cable services. DHC will not cover the cost of telephone, utility or cable bill arrangements, arrearages or new service. Residents are responsible for notifying the telephone, cable, electric, gas, and other utility companies of the need for a transfer. Special assistance will be provided to elderly, disabled and non-English speaking households as necessary. The DHC will reimburse residents for the actual transfer cost upon presentation of an itemized bill from the appropriate company.

There are two types of moving payments. Tenants will have the option of selecting either one of the following types of moving payments:

Fixed Moving Payment

A 'Fixed Moving Payment' is based upon the number of rooms the tenant occupies, and whether or not the tenant owns their own furniture. The payment is based upon a Federal Highway Administration schedule approved for use in the State of Iowa and, approved by the PHA.

Relative to the units occupied at the scattered sites, the following payments will apply:

- Two-bedroom Apartments – 4 Rooms $900
- Three-Bedroom Apartments – 5 rooms $1,000
- Four-Bedroom Apartments – 6 rooms or more $1,100

Note: The schedule above is based on FHA rates effective August 24, 2015, and may be subject to change if/when a new schedule is published.

If the tenant selects a *fixed payment* move, the tenant will be responsible for arranging their own move, and the PHA will assume no liability for any loss, or damage to the tenant's personal property; or,

Actual Moving Expense (Professional Move)

If the tenant wishes to engage the services of a licensed, commercial mover and have PHA pay the invoice, the tenant may claim the actual cost of moving their personal property up to 50 miles.

The tenant's relocation representative will inform the tenant of the number of competitive moving bids (if any) which may be required, and assist the tenant in developing a scope of work for PHA's prior approval. Payments for professional, actual moves will be paid directly by PHA to the provider of the moving service.

Claim Process

Claims and supporting documentation for moving benefits must be filed with PHA within 3 months from the date a tenant moves from the scattered site units.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

- Tenant(s) will provide all necessary documentation to substantiate eligibility for assistance.
- Assistance amounts will be determined in accordance with the provisions of HUD guidelines, as may be applicable.
- Required claim forms will be prepared by relocation personnel in conjunction with tenant(s). Signed claims and supporting documentation will be submitted by relocation personnel to PHA.
- PHA will review, and approve claims for payment, or request additional information.
- PHA will issue benefit checks for fixed moving payments which will be available for delivery to the tenants either via US mail or account transfer, depending upon availability of that service.
- Final fixed, or actual moving payments will be issued after confirmation that the scattered site premises have been completely vacated, and actual residency at the replacement unit is verified.
- Receipts of payment will be obtained and maintained in the relocation case file.

Other Policies Relating to Relocation

Other HUD requirements apply to relocation, as detailed below:

Non-Citizen Eligibility
It should be noted that with certain narrow exceptions, Federal funds cannot be used for any "displaced person" who is an alien not lawfully present in the United States. No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

Right to Return
Because all scattered site units will be sold to new owners, there will be no right to return after the sale. Depending on the terms of sale of individual units, it is possible that many tenants may be able to remain in their current unit if the property will continue to be used for rental housing after conversion and the tenant chooses to remain. No tenants will be required to remain in their current unit, all will have the ability to utilize a portable Tenant Protection Voucher to secure the unit of their choice.

Eviction Policy
Under the State of Iowa guidelines, eviction by the PHA is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding an eviction.

With the exception of persons considered to be in unlawful occupancy, a "displaced persons" eviction does not affect eligibility for relocation assistance *after the issuance of a Notice of Eligibility*.

Any relocation documents will be documented to reflect the specific circumstances surrounding an eviction. Eviction by the Commission may be undertaken only for one, or more, of the following reasons:

- Failure to pay rent, except in those cases where the failure to pay is due to the Commission's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation or substantial interruption of services beyond the control of Commission;
- Performance of a dangerous, and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;
- A material breach of the rental agreement and failure to correct breach within 30 days of notice;
- Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
- Refusal to accept one of a reasonable number of offers of replacement dwellings; or,
- A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Commission.

Budget for Estimated Relocation Costs
To fund the relocation, DHC anticipates using proceeds from the sale of the scattered site public housing, available funds if needed from the Commission's 'Local Fund', in addition to Section 8 Vouchers provided by the Davenport Housing Commission. The Commission will make the necessary relocation funds available, on a timely basis, to ensure the successful completion of the project. Any and all such required financial assistance will be provided.

The budget estimate for the relocation benefits for the 42 Scattered Sites, excluding administration, is as follows:

	Per Unit	Total
Counseling Services	$2,000	$84,000
Moving Assistance	$2,000	$84,000
Security Deposits Payments	$1,500	$63,000
Credit Check Fees	$100	$4,200
Contingency	$ 840	$35,280
TOTAL	$6,440	$270,480

Section 7: Resident Consultation

Resident Meetings

To date, meetings specifically related to the Disposition Application and/or potential relocation, have been held with residents of the Scattered Site units to be sold.

DHC invited all public housing resident households to an informational meeting on August 31, 2020, to learn about and respond to a presentation on the upcoming sale process. Copies of the invitation and subsequent information are attached. The relocation process and the assistance being provided were discussed at the meeting along with the answering of resident's questions.

Subsequent meetings were held on January 14 to discuss the relocation process and to introduce the Relocation Plan, as part of the 30-Day public comment period, and to answer further questions. The invitation to that meeting, is also attached.

The Commission utilizes a service for interpreters for any non-English speaking resident who requires such assistance and can provide the meeting invitations and/or summaries in Spanish.

Other Consultation

In addition to meeting with residents, the PHA has met with local housing advocates and City Council members to hear and address their concerns regarding the planned disposition.

PHA staff will continue to meet with residents, the public, City Council, and other organizations throughout this process to ensure their concerns are adequately addressed. Conversations have also been held with local, State and Federal governmental officials.

Relocation Plan Comment Period

This Relocation Plan will be released for a 30-day, public comment period from December 23, 2020 to January 25, 2021. Comments with respect to this Plan will be included as a Plan addendum prior to submission for approval and adoption by the Davenport City Council and the PHA. In addition to being made available to all residents of the scattered site public housing units, the 'Relocation Plan' is available for public review at:

Davenport City Hall
226 W. 4th Street, Davenport, IA 52801

The advisory Davenport Housing Commission also reviewed and had the opportunity to provide comments at its meeting to be held January 11, 2021.

The PHA will ensure the following:

- Full and timely access to documents relevant to the relocation program;
- Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
- A general notice of the availability of this Plan shall be provided to all residents of the proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project; and;
- The right to submit written or oral comments and objections regarding the Relocation Plan and to have these comments attached to the Plan when it is forwarded to the Commission for final approval;
- The Plan will be reviewed to ensure that it is feasible; and complies with locally-adopted rules and regulations governing relocation, and;
- Upon completion of all reviews, the Plan will be presented for adoption by the Davenport City Council and which also governs the PHA.

Section 8: Not Applicable, per HUD-Form 52860

Section 9: PHA Certification of Compliance

PROGRAM ASSURANCES AND STANDARDS

There shall be adequate funds budgeted to relocate any, and all households during the specified period of time, to relocate from the scattered sites project(s).

Any assistance and re-housing services will be provided to ensure that moving does not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act; the Americans with Disabilities Act;

Title VI of the Civil Rights Act of 1964; Title VII of the Civil Rights Act of 1964; Title VIII of the Civil Rights Act of 1968; as well as any otherwise arbitrary, or unlawful discrimination.

Services shall further conform to the standards, and provisions set forth in Section 18 of the United States Housing Act (42 USC 1437p), and it's implementing regulations (24 CFR 970.21); and all otherwise applicable regulations and requirements as may be necessary.

Attachment 1 – Consistency with Other Agreements

Per our knowledge, the proposed relocation plan for the disposition of these 42 Scattered-Site Public Housing units is consistent with all other agreements as the City of Davenport is under no remedial order, final judgement, consent decree, settlement agreement, or other court order/agreement related to the matter.

Demolition and Disposition Addendum

HUD-52860-A

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0075 (exp. 01/31/2021)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition

1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	☐ Yes ☒ No If yes: ☐ All units at a development site ☐ A portion of units at a development site ☐ Non-dwelling property at a development site ☐ Non-dwelling property not at a development site (e.g. central PHA administrative building)
If yes, complete questions 2-6 of this section. If no, move on to section 2.	
2. What is the estimated demolition cost?	$
3. What is the anticipated source of funds for the demolition cost?	☐ Capital Funds ☐ CDBG ☐ Operating Funds ☐ Fiscal Year: _____ ☐ Non-Public Housing Funds (describe:)
4. What is the justification for the demolition?	☐ Obsolete - Physical Condition ☐ Obsolete - Location ☐ Obsolete - Other Factors ☐ De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	

Section 2. Disposition

1. What is the justification for the disposition?

- ☐ Conditions in Surrounding Area: 24 CFR 970.17(a)
  - ☐ Health and/or Safety
  - ☐ Infeasible Operation
- ☐ More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b)
- ☒ Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c)
- ☐ The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA")
- ☐ The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development

Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).
If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

2. Method of Disposition

- a. ☐ Public Bid FMV Sale
- b. ☐ Negotiated Sale at FMV
- c. ☐ Negotiated Lease or other Transfer at FMV
- d. ☐ Negotiated Sale or other Transfer at FMV
- e. ☐ Negotiated Sale at below FMV
- f. ☒ Negotiated Lease or other Transfer at below FMV
- g. ☐ Land-Swap

Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).
If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.

3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)? ☐ Yes ☒ No

4. Commensurate Public Benefit:
If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit

Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).

Section 3. Proceeds

1. Will the PHA realize proceeds from this disposition? ☒ Yes ☐ No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds: Gross $1.4m Net $1.2m
3. Is the PHA requesting to use gross proceeds for relocation costs? ☒ Yes $270K (estimated amount) ☐ No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition? ☒ Yes $80K (estimated amount) ☐ No

If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs

5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?

- ☐ Public Housing Capital Fund (CFP) Uses
  - ☐ Loan for development of Public Housing Units
- ☐ Section 8 PBV Unit Development
  - ☐ Loan for development of PBV units
- ☐ Supportive Services for Residents
- ☐ Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program
- ☒ Section 8 HCV Shortfalls
- ☒ Operation of Section 8 program
- ☐ Operation of Public Housing program
- ☐ Modernization of Section 8 Units
  - ☐ Loan for modernization of PBV Units
- ☐ Other Statutorily Eligible Uses: (describe)
- ☐ To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)

Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.
If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).

Section 4. Offer of Sale to Resident Organization (Disposition Only)	
1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?	☐ Yes ☒ No ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services ☐ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972) ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)
If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.	
2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.	N/A
Attach a narrative explanation of how the PHA determined the entities identified	
3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11	N/A
Attach a copy of the initial written notification to each established eligible organization	
4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?	☐ Yes ☒ No
If yes, attach a copy of the expression of interest by any eligible established organization	
5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?	☐ Yes ☒ No
If yes, attach a copy of the proposal to purchase from an established eligible organization	
6. Did the PHA accept the proposal to purchase?	☐ Yes ☐ No ☒ N/A (PHA did not receive a proposal to purchase)
Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase	

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	
Title	
Signature	
Date	

Section 18 Disposition Narrative Statement

Davenport Scattered-Site Public Housing

Prepared for

Davenport Public Housing Authority

and

Davenport City Council

December 2020

Justification for Disposition

Under 24 CFR 970.17(c), Best Interests and Consistency, the PHA is proposing to dispose of the 42 Scattered-Site Public Housing units in Davenport due to the nature and size as a "Very Small PHA", defined as owning and operating 50 or fewer public housing units under our ACC. We have determined that it is in the best interest of the residents and the PHA to close out our Public Housing program and remove these 42 units from the inventory.

From the resident standpoint, obtaining a Tenant Protection Voucher (TPV) provides the mobility that they would not have otherwise enjoyed with their Scattered-Site Public Housing unit.

From the PHA standpoint, HUD staff has encouraged repositioning as continued operation as Public Housing has become financial unsustainable. Further, as a municipal PHA, it is acknowledged that owning and managing residential property is not part of the City's core mission.

At the same time, preserving, increasing, and improving the quality of affordable housing are all key goals for our community. So in considering to whom to dispose of the assets, it is important to the PHA to convey to one or more nonprofits who have affordable housing as part of their mission and who will maintain the units as affordable going forward.

Description of the Method of Disposition

The PHA solicited Letters of Interest (LOI) from local affordable housing nonprofits as well as from existing tenants who might be interested and capable of becoming homeowners.

As of the date of this document, it appears possible that one of the existing tenant households may attempt to acquire a duplex in which the household resides.

In addition, three local nonprofit organizations have responded with a collective LOI representing a plan for all 42 units (total of 21 properties), in the event that the tenant is unable to acquire the duplex.

With all of the above entities, the terms of the sale will be negotiated and it is expected that the sale value will be below FMV. (See attached Certificates of Good Standing.)

Description of Commensurate Public Benefit

As it is anticipated that the sale prices for most, if not all, properties will be below FMV, it is proposed that a deed restriction or covenant requiring each unit to be occupied by a household with income at or below 80% of median family income for 30 years from the date that HUD releases the Declaration of Restricted Covenants.

Proposed Use of Proceeds

In addition to using the net proceeds for relocation costs (see attached Relocation Plan) for existing tenants who would be displaced or choose to relocate but would be receiving a TPV, the PHA anticipates using the remaining portion of the net proceeds for any close-out costs associated with negotiated sales agreements, i.e., repairs to the property, staff time involved with disposition, relocation, and associated documentation, as well as the PHA's continued operation of the Section 8/HCV program and to cover any shortfalls therein, a set-aside for the operation and administration of a new Section 8 Homeownership Program with a "not-to-exceed" $5,000 down payment amount for qualifying tenants, and any other operational or administrative costs associated with Section 8 special initiatives (see attached budget).

Notification of Residents

Since construction of the housing in the early 1980s, there has been no resident organization or nonprofit organization acting on behalf of residents, likely owing to the scattered geographic locations around the City and that most of the properties are single-family houses or duplexes. Several letters and meetings have been provided along the path of exploring this proposed

disposition. Copies of said communication and minutes are attached. Of note, as mentioned previously, tenants were offered the opportunity to submit an LOI to acquire one of the Scattered-Site Public Housing properties as part of the PHA's exploration of disposition.

Tenants were encouraged to begin working with a lender now and will need to complete homebuyer education and obtain financing for a reasonable sales price.

Pending SAC approval, the PHA will finalize negotiations, hold the required public hearings and resolutions to convey as a municipality under Iowa law, and close on the property(ies) with the respective tenant(s) and non-profits.

City of Davenport
c/o Bruce Berger
Director Community & Economic Development
226 W 4th St
Davenport, IA 52801

Dear Mr. Berger,

Please accept this Letter of Interest from the agencies listed below requesting consideration to purchase the 42 units of scattered-site housing that the City of Davenport is looking to divest.

Each of the agencies has over twenty-five years of providing safe, quality, affordable housing, in various configurations, to low-income households in Davenport and surrounding Scott County. The agencies are coming together intending to purchase the 42 units and maintain them as affordable housing when affordable units are so badly needed. This collaborative effort will help individuals and families maintain housing stability while at the same time providing the wrap-around services they may need. The agencies listed look forward to working with the City of Davenport to complete the necessary due diligence once this offer is accepted.

Proposal

Vera French Housing is interested in acquiring the two six-plex units and various duplexes; Habitat is interested in acquiring some single-family homes not purchased by existing residents. EHDG would acquire the remaining single-family units and duplexes. EHDG, Habitat for Humanity, and Vera French Housing will work together to evaluate the properties and determine which properties would best fit each agency's mission, current portfolio, and waiting list.

The agencies' collaborative effort is in line with the Silos to Solutions Vision created by the Long Term Affordable Housing Committee of the Quad Cities Housing Cluster. See the attached document. The Vision addresses affordable housing in the Quad Cities through the strategies of Production, Preservation, Protection, Provision, Payment, and Partnership. Gaining access to these units will meet the Preservation and Partnership strategies requirements as laid out in the Vision.

The partnership of agencies listed will preserve these units as quality, affordable housing.

Additionally, the Partners will work cooperatively to provide as-needed wrap-around support services to the current residents.

Studies have shown that individuals and families living in secure housing are healthier; the children are better educated, and this helps to make the overall community better. This partnership of agencies wants to ensure these 42 units of housing continue to provide those benefits.

The partner agencies are well aware of the requirements that must be met if any current residents are required to relocate to meet the acquiring agency's programming needs. Those requirements will be carried out with the utmost attention to detail.

Ecumenical Housing Development Group

The Ecumenical Housing Development Group (EHDG) was incorporated in July 1994 as a not-for-profit corporation. EHDG is an association of banking corporations, religious institutions, and social service agencies to provide low-income families and individuals with permanent, affordable rental housing. EHDG Ventures, Inc., a wholly-owned for-profit corporation of EHDG, was formed in November 2005 to be the general partner of the limited partnership owner of the Fairmount Pines property. And duplexes located on West 42nd Street Court, near Fairmount Pines, are owned and operated by Duplexes, LLC, a wholly-owned limited liability company formed in January 2013.

EHDG will purchase any of the remaining 42 units not acquired by Habitat for Humanity, or Vera French Housing, Inc. EHDG will work with Humility Homes and Services and Family Resources to master lease units to those agencies as their programming needs arise. See attached Statement of Qualifications.

Habitat for Humanity Quad Cities

Habitat for Humanity Quad Cities (HFHQC), a 501(c)3 organization, builds strength, stability, and self-reliance through our safe and affordable housing programs. Serving Scott and Rock Island Counties since 1993 with the goal of creating thriving neighborhoods and communities. As the mission states, we are empowered by God to bring people together to build and renovate homes, revitalize our community, and restore hope. The mission is fulfilled through three housing programs: Home Building, Neighborhood Revitalization, Home Repair/Modification/wheelchair ramp construction.

The single-family homes that Habitat would acquire would be refurbished and then sold, hopefully to the tenant that is currently living there. The City has offered several of the current residents the option to purchase their current unit. Due to financial constraints, those households might not be able to become homeowners. But, through the Habitat for Humanity program, they might qualify for a mortgage offered by Habitat, which is 30% of their monthly income at zero percent interest. See attached Statement of Qualifications.

The Vera French Housing Corporation

In 1994, recognizing the need for quality, affordable rental housing, the Vera French Housing Corporation was formed. Vera French Housing owns and operates scattered-site permanent supported housing for individuals and families with mental illness. Their unit mix consists of shared living homes, duplexes, and multiplex properties. Vera French Housing has a long history of owning, operating, and managing affordable housing and regulatory requirements.

Vera French Housing would evaluate current residents housed in the City properties to see if they would fit the Vera French Housing program and qualify for services. See attached Statement of Qualifications.

Quad Cities Housing Cluster

The Quad Cities Housing Cluster (Cluster) was formed in 1993 and is a consortium of not-for-profit housing services providers, developers, for-profit developers, lenders, funders, and local governments. Cluster members work collaboratively to address the overall housing needs and opportunities of the Quad Cities.

Such collaborative efforts are evident as Cluster members:

- Share information about housing issues and their program
- Serve as advocates in educating local communities and states on and about housing needs and activities.
- Serve as a conduit in developing strategies for coordinating and sharing resources that address housing needs and opportunities in the Quad Cities.

From this spirit of cooperation and collaboration, this partnership has developed with the hope of acquiring the 42 units discussed and will continue to keep those units safe and affordable.

NEXT STEPS

Together with the City of Davenport, these nonprofit agencies want to create more affordable housing units in the community. If chosen, a collective ask for a formal due diligence period for all parties listed below.

All three agencies look forward to working with the City of Davenport to acquire the 42 Scattered Site Properties to improve and increase affordable housing units within the City of Davenport.

James A. Richardson

James A. Richardson, President
Ecumenical Housing Development Group
P.O. Box 1673
Bettendorf, IA 52722
563-340-3769

Kristi Crafton

Kristi Crafton, MSW/LISW
Executive Director
Habitat for Humanity Quad Cities
3625 Mississippi Ave
Davenport, IA 52807
563 359-9066

Stacy Kiser-Willey

Stacy Kiser-Willey
Executive Director
Vera French Housing
211 East 37th Street
Davenport, IA 52806
563-445-7977

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **1/27/2021**

Subject:
Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 45 ending June 30, 2020. [All Wards]

Recommendation:
Pass the Motion.

Background:
Each year, the Citizens Advisory Committee's (CAC) recommends allocating the unspent and unobligated Community Development Block Grant (CDBG) funds from the prior fiscal year; as of June 30, 2020, $40,997.88 remained in CDBG funds. The funds came from the following programs funded in Year 45:

- Salvation Army $ 4,160.57
- Rehab Staff $ 6,672.89
- Vera French $ 8,019.11
- Planning & Admin $ 22,145.31

Due to the Coronavirus pandemic and the CARES Act, HUD has issued certain waivers that make it possible to reprogram prior year funding to public service subrecipients on a one time basis. Typically this would not be allowed due to HUD imposed caps on public service activities.

HUD's waivers enable certain costs related to preventing, preparing, or responding to COVID-19 to be eligible outside of the public service cap.

Reprogramming Requests:

This year public service programs with active Year 46 CDBG awards were notified of the ability to apply for reprogrammable funds and the following requests were received:

- Big Brothers Big Sisters $ 3,964.75
- Boys & Girls Club $ 5,500.00
- Project Renewal $ 6,580.00
- COVID Emergency Set Aside $ 24,953.13

CAC Recommendation:

At the January 4, 2021 CAC meeting the committee considered the reprogramming request. The Committee first voted to determine whether the requests received were eligible. The vote was unanimous that the requests were eligible. The CAC next voted to make the following recommendation:

- Big Brothers Big Sisters $ 3,964.75

- Boys & Girls Club $ 5,500.00
- Project Renewal $ 6,580.00
- COVID Emergency Set Aside $ 24,953.13

Following Council action, the current year's Action Plan will be amended, with notice published in *The Quad City Times* and submission of the amendment to HUD.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/13/2021 - 1:10 PM
Community Development Committee	Berger, Bruce	Approved	1/13/2021 - 1:11 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 1:15 PM

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/27/2021**

Subject:
Motion accepting Downtown Davenport Partnership's Master Plan, *Downtown Davenport 2030: A Resilient City*. [Ward 3]

Recommendation:
Pass the Motion.

Background:
In February 2020, the Downtown Davenport Partnership commissioned the development of a master plan to provide a framework for growth in downtown over the next ten years. The plan serves as a guide to build on the successes of the last 15 years, which has seen the downtown grow into a robust and active area and regional destination as a center for arts, culture, and entertainment in the Quad Cities region.

The planning process was led by WXY Studio, SB Friedman and Schwartz Engineering while working closely with HR Green, the City's consultant conducting a flood mitigation study. The team engaged multiple stakeholders including: elected officials, policymakers, developers, local business owners, community-based organizations, public safety officers, and the general public.

All public forums were conducted virtually due to COVID-19. The team conducted over 25 interviews, three virtual focus groups, three steering committee meetings, and conducted an online perception survey that received over 500 responses.

Downtown Davenport 2030 - A Resilient City Vision Statement:
Davenport is resilient.
By 2030, Davenport has the potential to be a thriving residential center, a space for entrepreneurship and innovation, and a hub for entertainment, arts, and play.
To achieve that goal, Davenport must invest heavily in its streets, public spaces and riverfront, connect small businesses and entrepreneurs to capital, and focus on creating a unique and inclusive downtown experience.

The framework for growth is outlined with five pillars:

1. Playful, Connected & Protected - Enhance the downtown public realm and create a more resilient riverfront
2. Livable - Make downtown an attractive place for residents, families, and visitors
3. Innovative - Create an entrepreneurial ecosystem focused on attracting jobs, talent, inclusivity, and innovation
4. Inclusive - Create a diverse, equitable, and inclusive downtown through the design and programming of the public realm, fostering a small business entrepreneurial ecosystem, and creating varied housing options
5. Celebrated - Define Downtown Davenport's identity and brand within the region as an unconventional, inclusive, and unforgettable destination

The Plan & Zoning Commission reviewed the plan at its December 1, 2020 regular meeting and voted to forward the plan to City Council with the recommendation to accept the plan based on the following findings:

Downtown Davenport 2030 - A Resilient City

1. Supports the goals of the comprehensive plan Davenport+2035; and
2. Supports the purpose of the City of Davenport Zoning Code; and
3. Supports the land uses associations with the C-D Commercial Downtown Zoning District.

ATTACHMENTS:

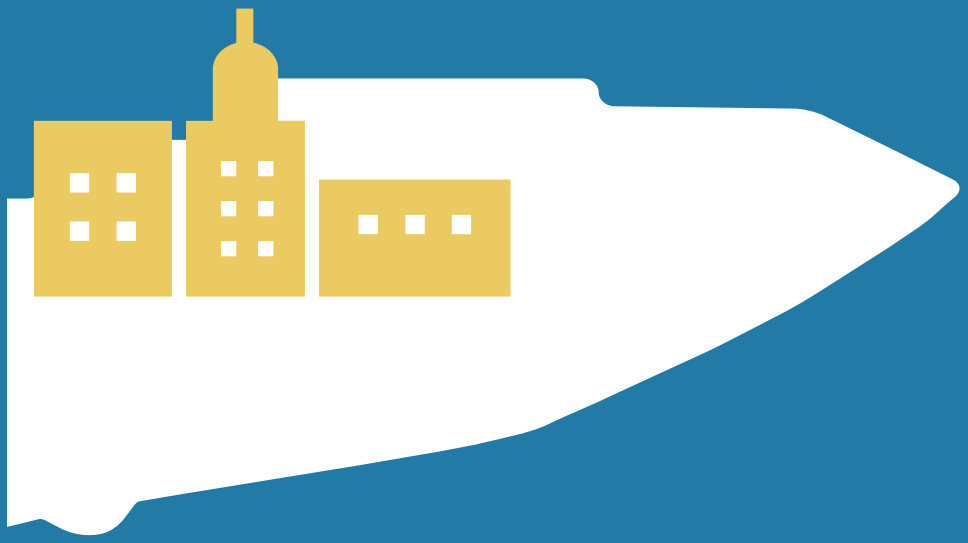
	Type	Description
	Backup Material	Downtown Davenport 2030 - A Resilient City

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	1/13/2021 - 12:46 PM

Davenport 2030

A Resilient City



DOWNTOWN DAVENPORT PARTNERSHIP

THE CITY OF DAVENPORT
IOWA | USA

Acknowledgments

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Alisha Espey, Program Director

Steering Committee

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Pete Stopulos, Ruhl
Dana Wilkinson, Paragon
Damon Colvin, CBI Bank
JJ Condon, City of Davenport
Kyle Gripp, City of Davenport
Marion Meginnis, City of Davenport
Bruce Berger, City of Davenport
Kent Pilcher, Estes Construction
Mike Poster, St. Ambrose University
Dave Herrell, Visit Quad Cities
Dee Bruemmer, Riverfront Improvement Commission
Gwendolyn Lee, Endless Brews
Mo Hyder, Rhythm City Casino

City of Davenport

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Corri Spiegel, City Administrator
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Thank You!

On behalf of the Downtown Davenport Partnership, our project team would like to thank all of the Davenport community members who contributed to the shaping of this downtown Davenport master plan, Davenport 2030: A Resilient City. It is important that as stewards of the plan, we remain agile as it is a living document where our action items will continue to be revised and edited in response to the most salient social, environmental, and economic issues of the time. Most importantly, DDP is committed to staying responsive and accountable to the Davenport community, and so, welcome your continued input and feedback on the execution of the plan.

Publication Date: January 2021

WXY SBFRIEDMAN Sam Schwartz

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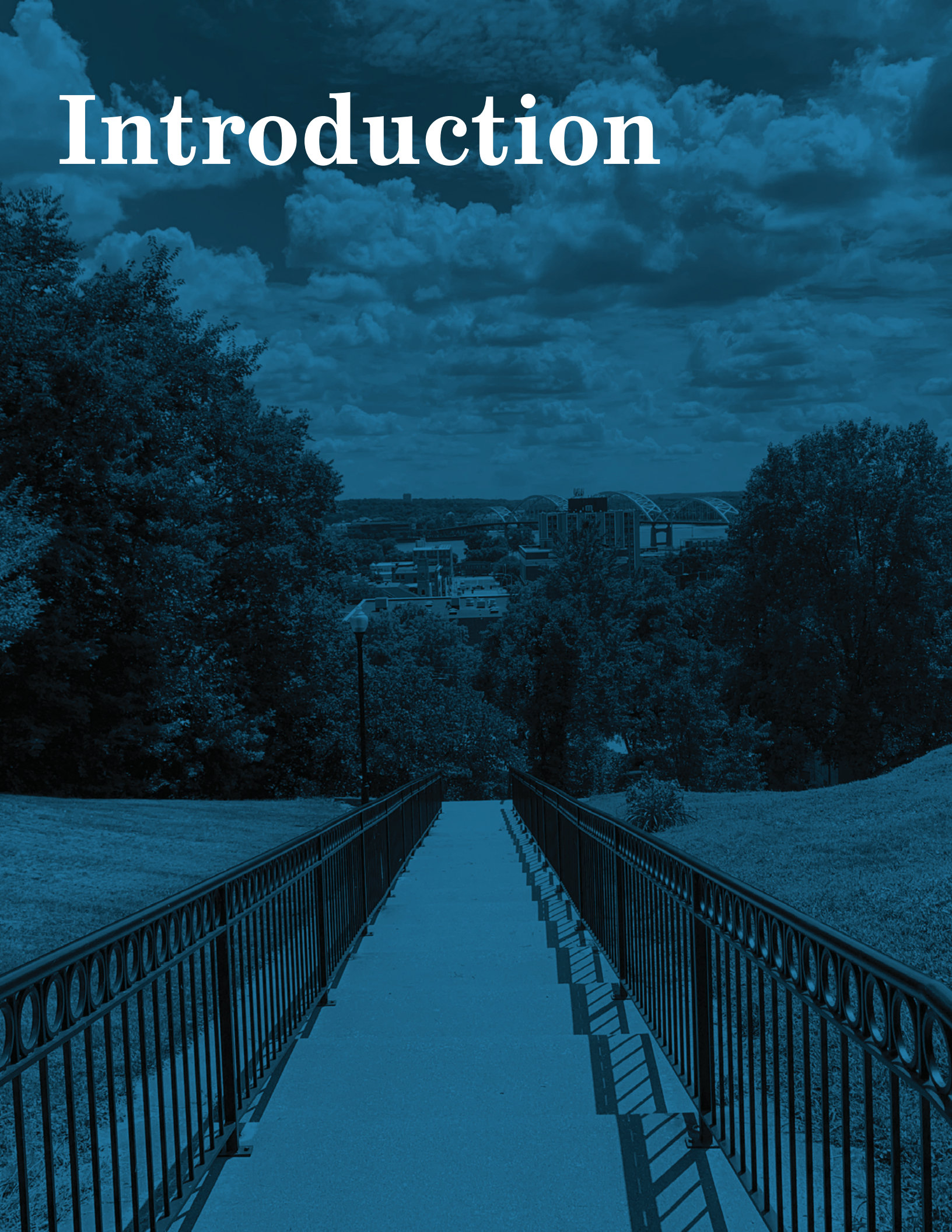
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Introduction



From the Downtown Davenport Partnership



Founded in 1836, Davenport is no stranger to downtown master plans designed to navigate an uncertain future. In that 184 years, we have survived and overcome public health crises, floods, economic and social upheaval, and an ever-changing urban riverfront landscape. I am quite certain we will do it again. To not only survive but thrive over the next decade though, it will take commitment to reimagine Davenport and further evolve its urban core.

The Downtown Davenport Partnership (DDP) is proud to have worked with the City of Davenport, WXY's planning team, and our Quad Cities community to create Davenport 2030, a Resilient City. This plan is bold, yet realistic. It provides fresh perspective but is rooted in the lessons of our past. It asks for new voices and a collective approach to growth. This process created a visionary master plan that will serve as a roadmap to tackle the opportunities and challenges before us today, and into the future.

Downtown is everyone's neighborhood, and its social and economic health reflects the entire City. We are eager to work with our public and private partners to use this plan to build a better tomorrow for Davenport and the entire Quad Cities.

Sincerely,

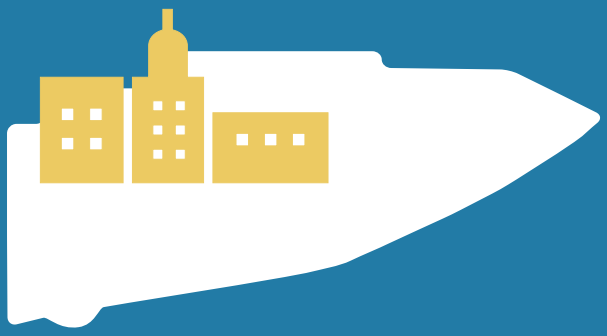


Kyle Carter
Executive Director
Downtown Davenport Partnership

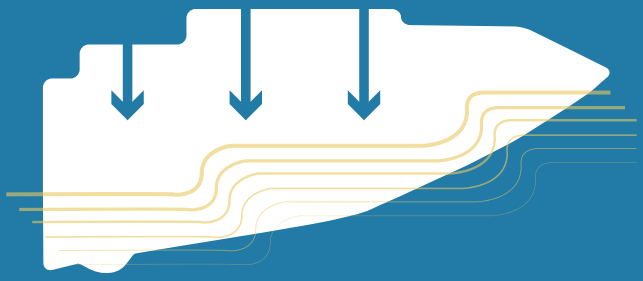
Introduction

Davenport 2030: A Resilient City is a visionary roadmap for shaping a more sustainable, active, and inclusive downtown. The plan, which was commissioned by the Downtown Davenport Partnership ("DDP"), was produced by New York-based planning and urban design firm WXY Studio with SB Friedman Development Advisors and Sam Schwartz Engineering, embraces a strategy for future growth grounded in the activation and enrichment of the public realm. Building on ongoing planning efforts to make Downtown streets safer and its riverfront more resilient, this bold plan explores how to better connect Downtown to its surrounding neighborhoods and the region as whole. These activations — through arts, culture, entertainment, and economic development — celebrate Davenport's diversity while promoting a more livable, welcoming, and inclusive environment for all Quad Citizens.

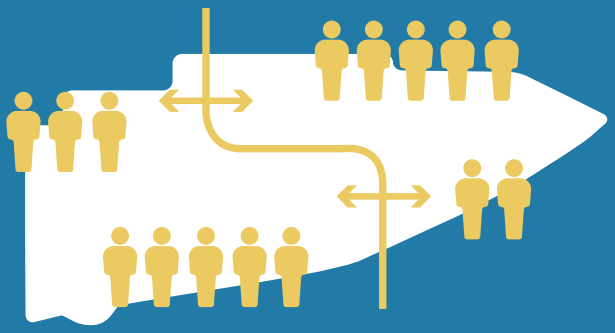
The plan is guided by six key themes, which provide a framework for downtown's growth over the next decade. As the most populous city in the largest metropolitan center between Minneapolis and St. Louis, Davenport has the potential to grow into a vertical, mixed-use center with walkable streets, a world-class waterfront, and a unique identity. To be successful, Davenport will not only need to strategize creatively about how to make Downtown more resilient, but also more inclusive and regional in its economic outlook. The plan's underlying framework is designed as a guide for the activation and development of the downtown, rather than a rigid vision of what the Downtown will become. It was developed with the input of Quad Citizens, city policymakers, developers, community advocates, and businesses, during a period of recovery and uncertainty. Ultimately, the plan strives to set the table for a collaborative and community-driven process of change, and one that recognizes and reflects the changing dynamics of the city and the region.



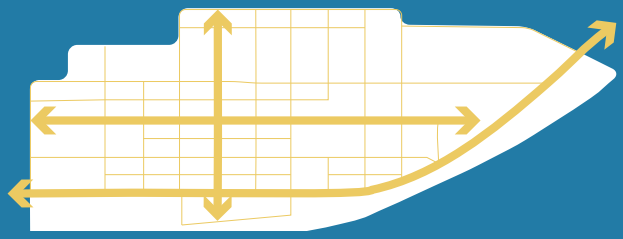
Vertical Mixed-Use Center



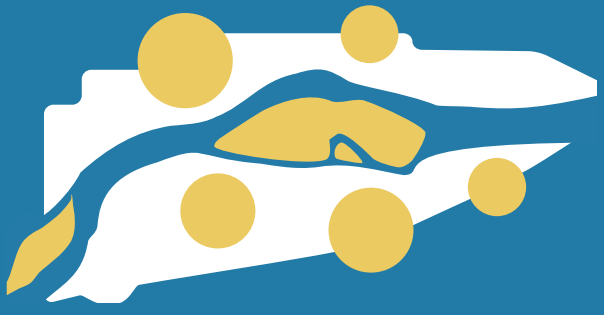
Connected & Resilient Riverfront



Inclusive Growth



Walkable, Bikable & Connected



Five Downtowns, One Region



Unique Civic Identity

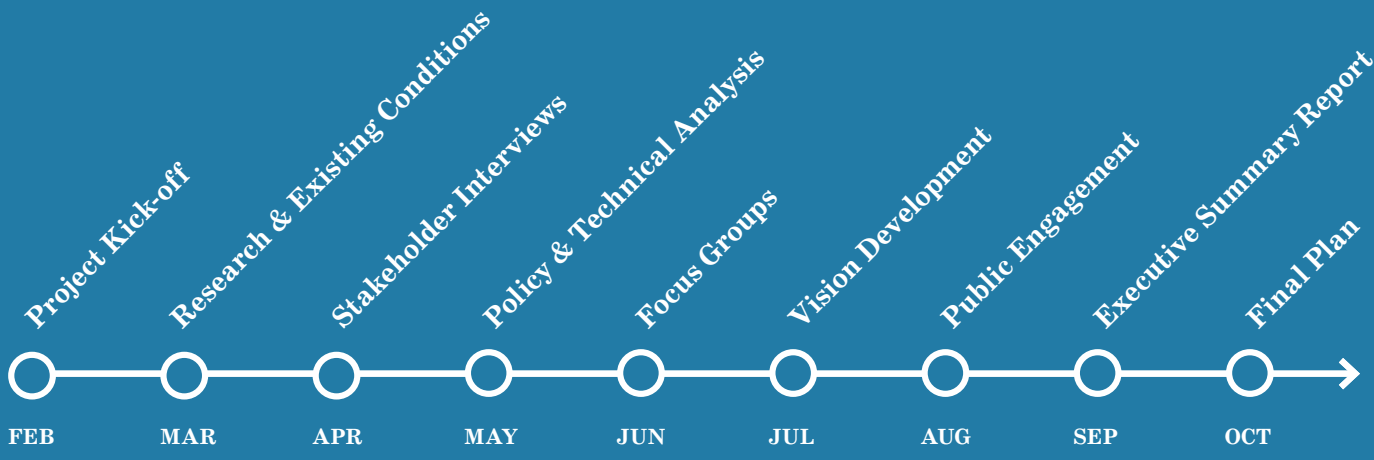
The Master Planning Process

Downtown Davenport has grown in economic and cultural vitality despite significant challenges faced by the city and the region. A changing climate has increased the frequency and severity of floods. In May 2019, Davenport experienced record-high flood waters reaching almost 23 feet, causing economic devastation for countless downtown business owners. 2020 has brought an entirely new set of challenges. The COVID-19 global health crisis has caused an economic recession and the highest reported unemployment in U.S. history. Across the country, civil unrest stemming from systemic injustice has forced millions to confront decades of racist policies and entrenched segregation. This trifecta of issues – the environment, the economy, and equity – elevates the importance of this moment as an inflection point for Downtown Davenport and the forces that shape it. Local leaders must move with confidence and intentionality as their decision-making is critical to the well-being of all Davenport residents. **Davenport 2030: A Resilient City**, focuses on the downtown because the health of Davenport's downtown reflects the social and economic health of the city.

The success of the Davenport 2030 hinges on the development and implementation of a clear vision that is community-driven and rooted in the realities of the Davenport market. DDP commissioned a multi-disciplinary team to craft a flexible and creative vision for Downtown's future. The planning process was led by WXY Studio, which provided planning and urban design expertise; SB Friedman, who focused on market analysis and economic incentives; and Sam Schwartz Engineering, who focused on mobility. During the study, the City hired an engineering firm to conduct a flood mitigation study, with the goal of supporting Davenport's long-term resiliency. The team worked closely with the DDP to develop a comprehensive, participatory stakeholder engagement process. The process engaged diverse stakeholders and the team conducted over 25 interviews, 3 virtual focus groups, 3 Steering Committee meetings, and an online perception survey that received over 500 responses. While the environment has been challenging, the time to create a new downtown master plan could not be better to ensure a swift recovery and the continued growth of Davenport.

6-18 Months	2-5 Years	6-10 Years
Recover to pre-COVID Baseline	Build on Past Strategies	Aspirational Goals

1. The plan responds forcefully to **the challenge of COVID-19**.
2. The plan considers and explores **multiple scenarios** for the future of Downtown Davenport.
3. The plan provides both **near-term** and **long-term** responses.



Stakeholder Engagement

Successful implementation of Davenport 2030 requires the commitment of the Davenport community, a web of key partners that include the City, local leaders, community-based organizations, small business owners, entrepreneurs, and Quad Citizens. Davenport 2030 imagines an inclusive growth strategy that is anchored in the realities of the Davenport economy, yet responds to the needs and aspirations of Davenport residents.

The planning team worked closely with DDP to shape a comprehensive and participatory stakeholder engagement strategy. The engagement strategy consisted of multiple methods for gaining foundational input from Davenport residents. This included the formation of a Steering Committee, individual interviews, issue-area focus groups, an online survey, and public forums. Due to health risks associated with the COVID-19 public health crisis, all public forums were canceled. Instead, these forums were replaced with additional targeted interviews and small group discussions.

The planning process engaged multiple stakeholders, from elected officials, to policymakers, developers, local business owners, community-based organizations, public safety officers, and most importantly, the Davenport community. These stakeholders engaged in discussions on a variety of topics reflecting the key themes identified at the start of the process. Robust engagement guided the development of the Davenport 2030 vision statement and the guiding principles that makeup downtown Davenport's framework for growth.

- **Steering Committee.** The Downtown Davenport Master Plan Steering Committee was a key partner ensuring our team had a clear understanding of the local context. The committee included Davenport professionals and entrepreneurs representing various sectors and perspectives - residents, developers, restaurateurs, retailers, banking, and tourism - committed to the growth of the downtown.



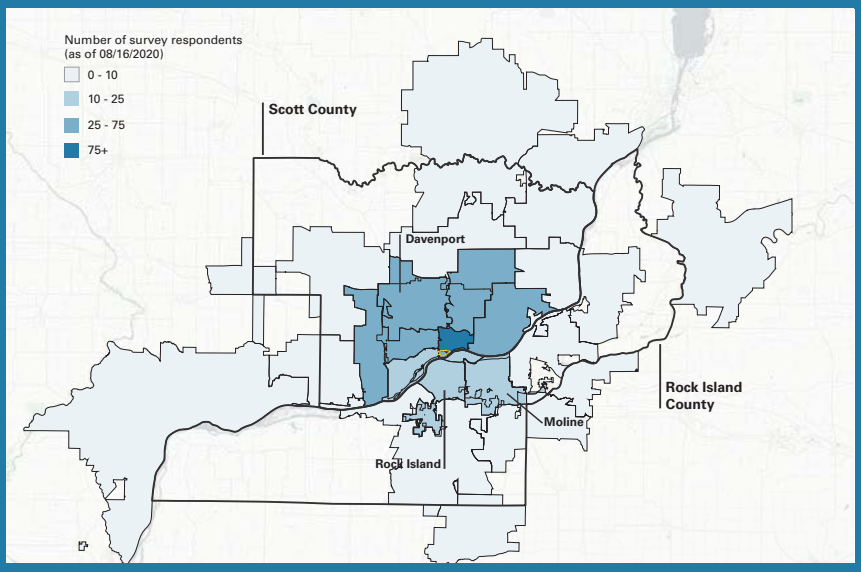
25
Stakeholder Interviews



3
Focus Groups

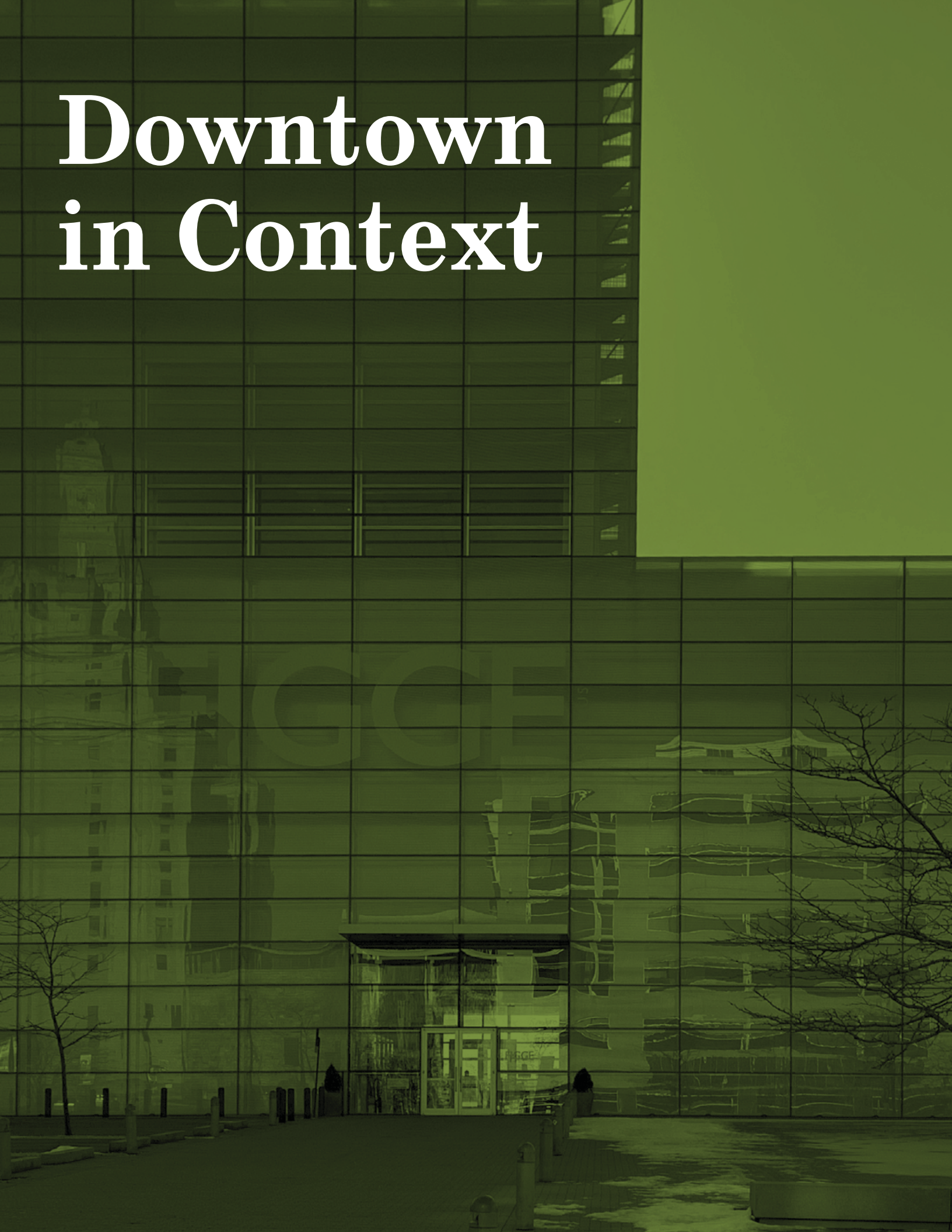


1
Perception Survey
(550+ Responses)



- **Individual Interviews and Small Group Discussions.** 25 interviews and small group discussions were critical for supplementing the team's initial data gathering and analysis. They were used to gain targeted input and expertise on a variety of topics including residential and office development, public safety strategy, riverfront planning, local politics, to name a few.
- **Focus Groups.** Building on initial engagement and data analysis, focus groups were formed to better understand underlying social and economic contexts of the downtown. The topics discussed in these groups were; Arts & Entertainment to explore how the City can build on the success of these sectors; and, Diversity, Equity & Inclusion, to explore perceptions of downtown by underrepresented communities and discuss strategies for moving towards a more welcoming and inclusive downtown for all Quad Citizens.
- **Perception Survey.** In July 2020, DDP launched an online perception survey that received 550+ responses. The input from this survey helped to shape the overall vision for Davenport 2030, and guide the future approach to placemaking, mobility, and public safety in the downtown.

Downtown in Context





Second Street & Brady, 1950s

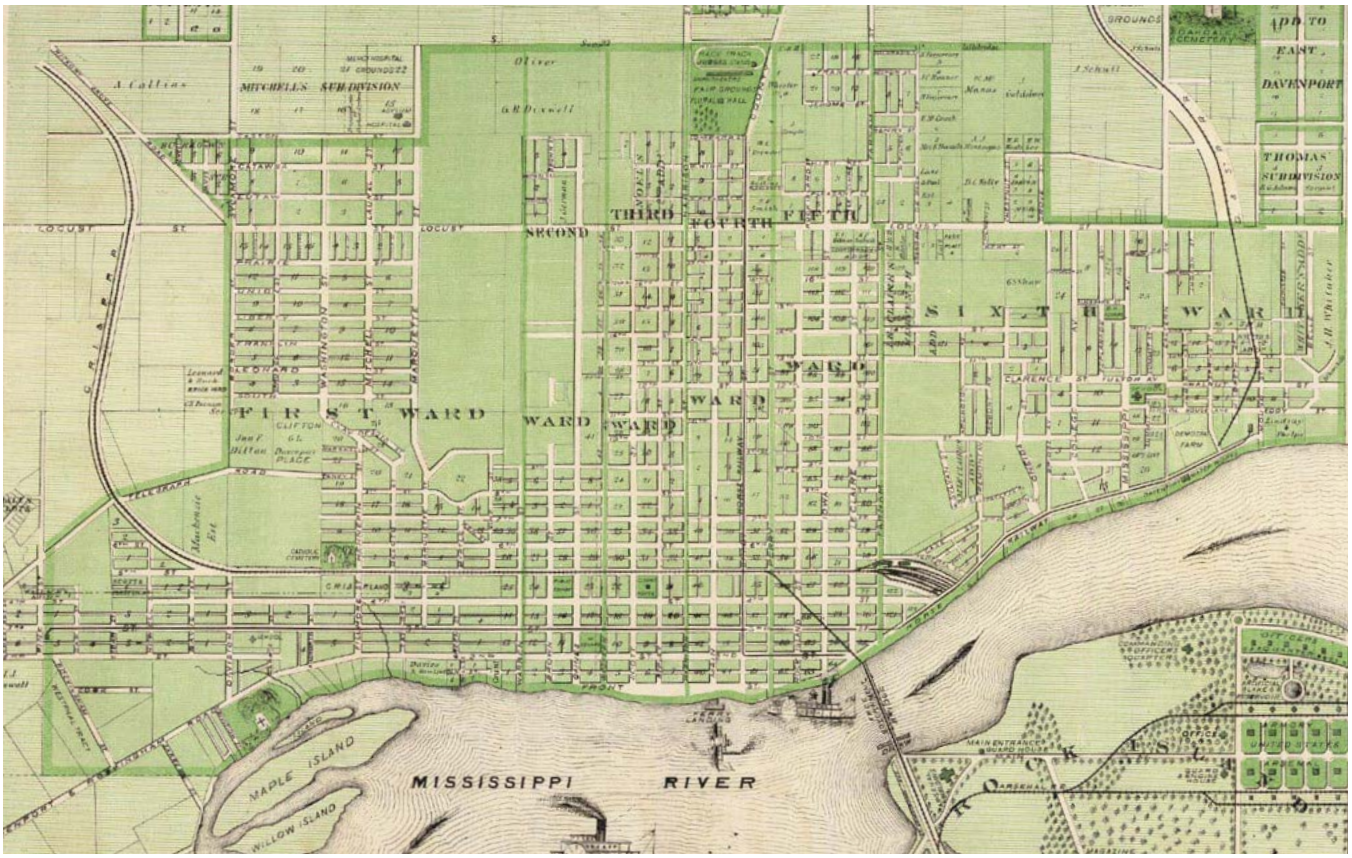
Davenport in History

Downtown Davenport's history is a product of three forces- the river, the railroad, and the arsenal. Founded in 1832, Davenport sits at a strategic location on the Mississippi River where a series of islands enabled easy river crossings for steamboat ferries, and later, railroads. Fort Armstrong (later the Rock Island Arsenal) was established on one of these islands shortly after Davenport's foundation, and became an important stronghold on the Upper Mississippi River. At the same time, rapids just north of Davenport made the city's shores a natural place for transshipment of goods and cargo, including lumber and other raw materials. Davenport was the site of the first Mississippi river railroad crossing by the Chicago & Rock Island Railroad in 1856 and became an important industrial city at the gateway to the frontier during the mid-to-late 19th century. As it grew, it developed on a gridiron plan, with three public squares in the downtown and parallel service alleys segmenting the downtown blocks.

The growth of Davenport from the 1880s through the 1920s was fueled by its strategic location as a railroad and military hub, the region's growing industrial economy, and as a regional center of banking and commerce. During this period, Davenport grew vertically and became a regional center of entertainment and shopping, with the construction of the Kahl Building, the Blackhawk Hotel, the Capitol Theater, and Modern Woodmen Stadium. Like many midwestern cities, after World War II, the city began to expand outward and the downtown economy suffered with the construction of the North Park Mall and South Park Mall (in Moline). The economic forces driving population to the suburban fringe led to the gradual hollowing out of Downtown, with lost population, closing department stores, and economic decline. From the 1990s onward, Downtown has embarked on a series of economic development initiatives to make downtown into a regional destination, including the creation of the RiverCenter, the rehabilitation of Downtown's Blackhawk Hotel and Adler Theater, the creation of the Figge Museum, and most recently, residential and hotel investments that have taken advantage of historic tax credits and other incentives. Collectively, these efforts have helped to reinvigorate the Downtown's local retail environment and have made it into the region's entertainment capital.



Davenport as seen from the southwest, 1875



Plan of Davenport, 1875

Recent Downtown Planning Efforts

Davenport has enjoyed a variety of master planning efforts that guided development over the past 20 years. The 1999 MIG downtown master plan accelerated revitalization and set the course for the River Renaissance campaign, resulting in construction of the Figge Art Museum, River Music Experience, Skybridge, two parking ramps, and Adler stage expansion. In 2004, this momentum led to RiverVision, a shared plan by Davenport and Rock Island to maximize the downtown riverfront and expand the

Downtown Davenport Strategic Plan (MIG)

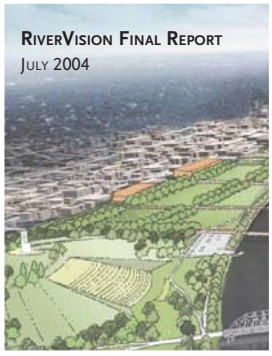




Walkability Study (Speck)

1999 **2000** **2004** **2008** **2010**

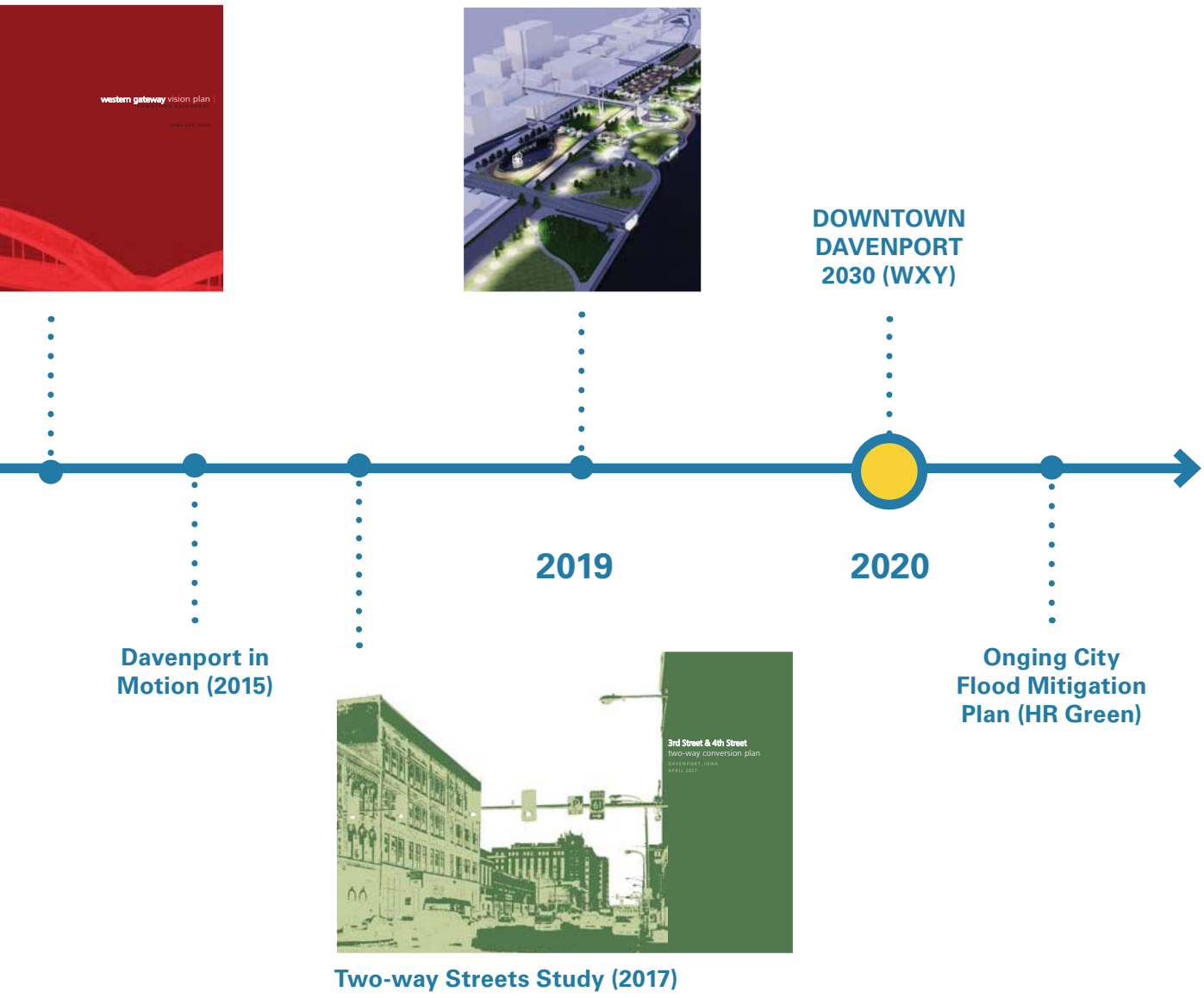




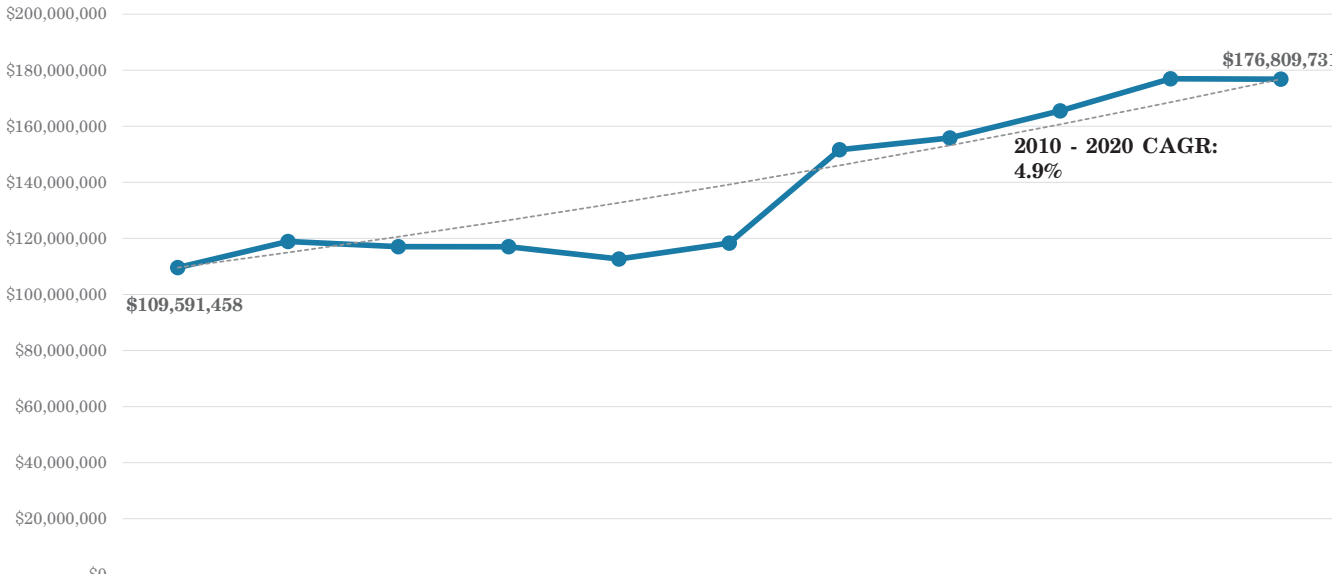
10-Year Downtown Strategic Action Plan
Davenport, Iowa



city's biggest asset, the Mississippi Riverfront. Renowned urbanist Jeff Speck provided critical insight in 2008 to downtown's walkability and development potential, which also informed the 2010 Davenport GO transportation study and 2015 Davenport in Motion plan. The 2012 DDA downtown master plan defined the housing market potential and led to leveraging catalyst development sites, growth in the food and beverage industries, and complete streets initiatives. In 2018, RDG provided a bold update to the RiverVision plan to further enhance downtown and the Mississippi riverfront. This study reflects the foundational information these studies provided.



A Resilient & Growing Downtown



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
$109,591,458	$118,902,962	$117,047,469	$117,038,892	$112,647,359	$118,325,214	$151,626,032	$155,829,623	$165,498,881	$176,941,304	$176,809,731

Figure: Total Assessed Value, 2010-2020
Sources: City of Davenport, Downtown Davenport Partnership, Scott County Assessor's Office

Public and private investment downtown over the past twenty years has paid significant return, as evidenced by the increase in property values and its outpacing of growth across the city as a whole. Leveraged by the construction of anchor arts and culture amenities in the early 2000's, the past ten years of growth were highlighted by significant expansion of in the housing market and investment in the bar/restaurant, retail, and entertainment industries. Downtown revitalization efforts have been successful; however, a variety of new local and national challenges risk downtown's development capacity moving forward.

Forces shaping Downtown in 2020

2020 has brought new and profound challenges that Davenport will have to face head on over the next decade. Following its devestating 2019 flood, 2020 saw the emergence of the COVID-19 pandemic, along with a widespread shift to remote work, combined with rising unemployment and a newfound awareness of entrenched racial divides. These forces shaped the context in which the plan was developed and informed its core recommendations.

Flooding of Downtown Davenport, 2019



Civil unrest across the country, 2020



COVID-19 global pandemic, 2020



Historic unemployment & public health crisis



Shift to remote work & office market



Impact of e-commerce & decline retail



Population & Employment

The population is growing throughout the Quad Cities region, as people and jobs continue to see the region as a place of opportunity. Downtown Davenport has attracted a younger and more economically diverse population than greater Davenport and other Quad Cities municipalities. The regional population is generally stable and is expected to remain so, and Scott County is projected to experience a modest increase in population, adding approximately 10,000 new residents over the next 20 years.

Employment growth within the region was projected to increase by nearly 8% by 2028, though the pandemic will challenge employment levels. Industrial is the largest regional employment sector, followed by retail, and then office. Prior to COVID-19, regional employment had almost recovered to pre-recession levels and there was projected growth in regional office employment. Jobs lost due to COVID-19 will need to recover back to baseline before further employment growth in years to come.

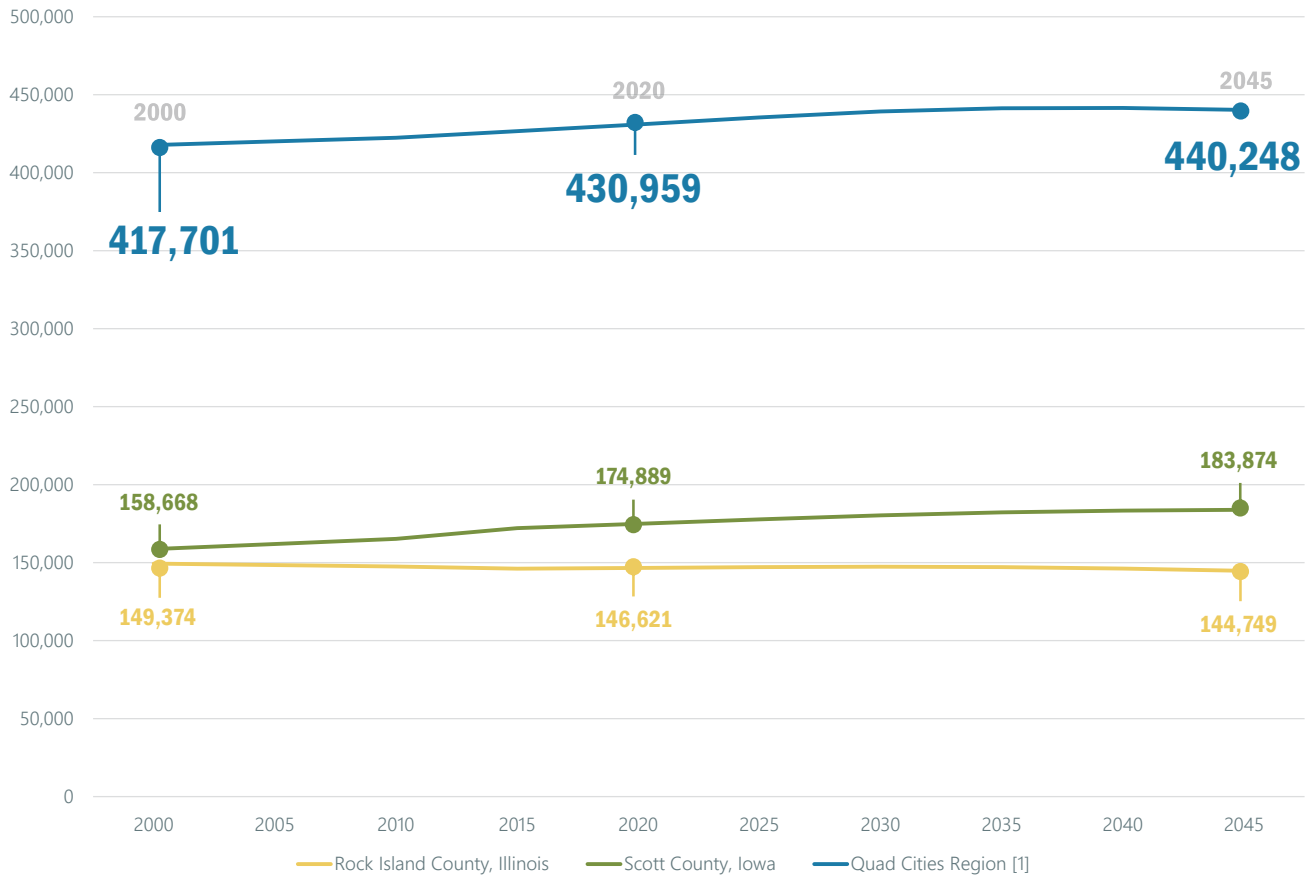


Figure: Historic and Projected Population, 2000-2045

Includes Henry (IL), Mercer (IL), Muscatine (IA), Rock Island (IL) and Scott (IA) counties

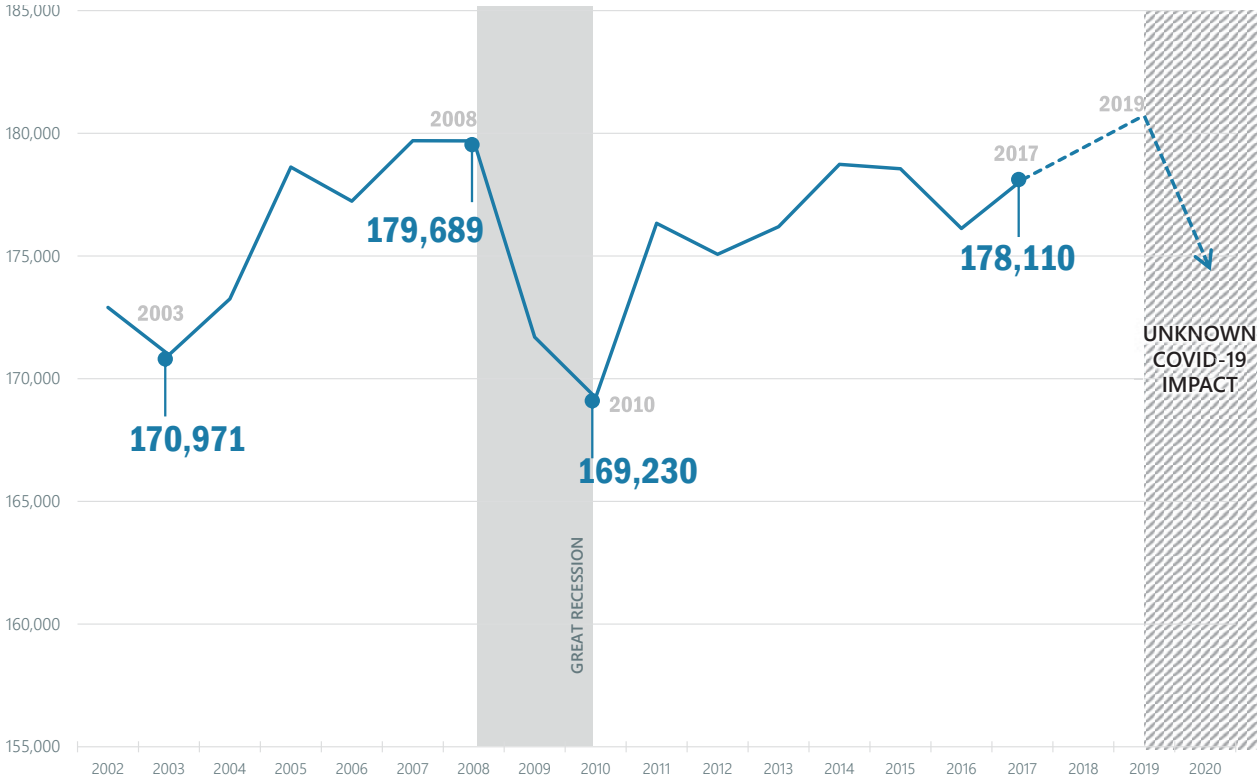


Figure: Historic Employment, 2002-2017

Source: Longitudinal Employer-Household Dynamics (LEHD) OnTheMap, Davenport-Moline-Rock Island MSA; SB Friedman

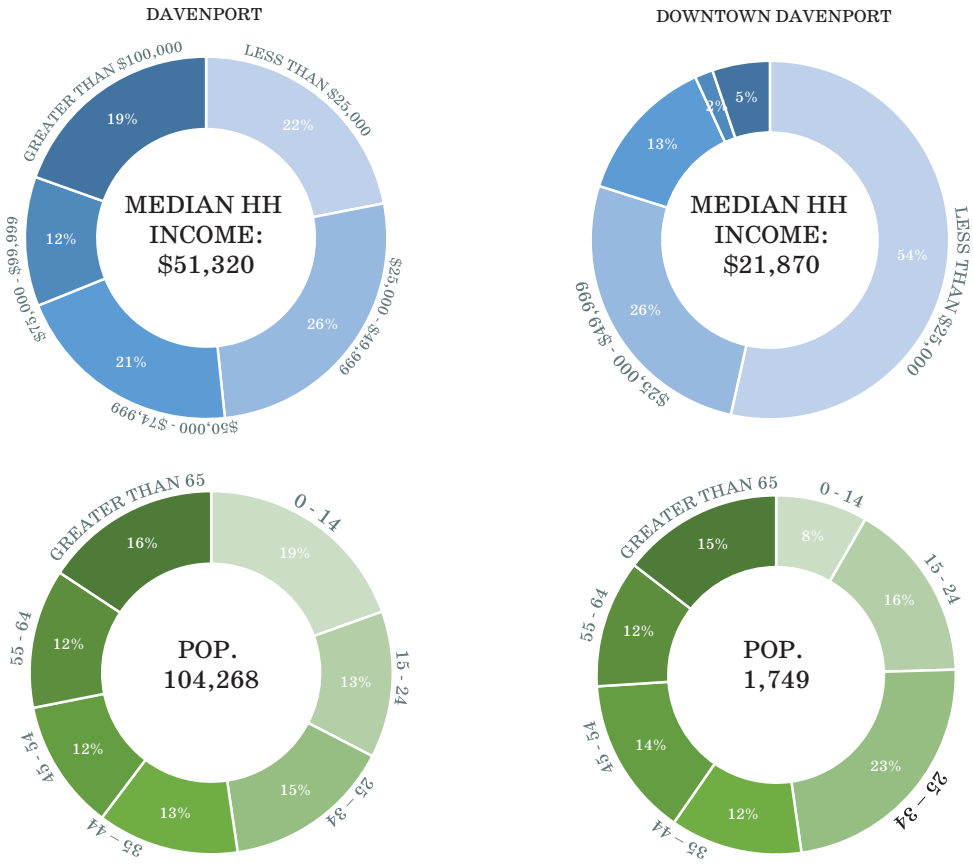


Figure: Household Income Distribution & Age Distribution

Source: Esri Business Analyst, SB Friedman

Office & Retail Market

The rehabilitation of existing space for office use has been a prominent trend in Downtown Davenport, resulting in increasing options for tenants interested in locating Downtown. Downtown Davenport has the highest amount of office square footage of the major regional office centers. Currently, high vacancies in existing space, challenge financing of new development. Options for conversion of vacant space to other uses or renovating space to meet current demands should be explored.

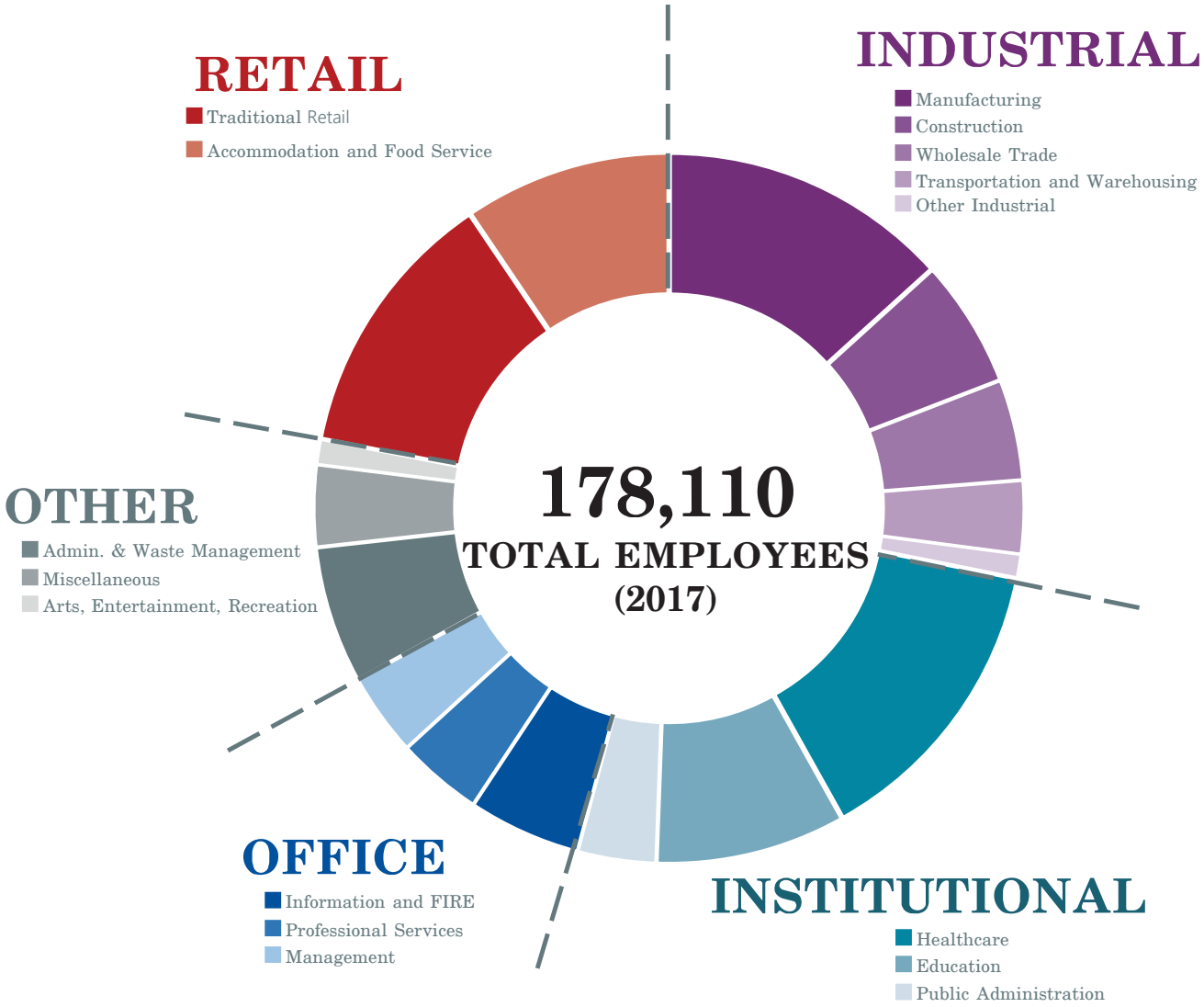
There is a common perception that there are safety issues Downtown and that parking is challenging. Evaluating these issues and providing resources to address any shortcomings may be needed to attract new tenants who have bypassed Downtown.

Retail vacancies are lower in Downtown Davenport than in the region, likely indicating unmet demand for conventional retail space. About 54,000 SF of existing space in Downtown Davenport has been rehabilitated since 2013, but there has been no new construction retail. Rehabbed spaces command substantially higher rents.

While there is a concentration of restaurants in Downtown Davenport, there are fewer restaurants and other retail options per capita than in Moline. Additional boutique and entertainment related retail (e.g. small format apparel shops and arcades) to suit residents, workers and visitors could enhance the downtown.

Multi-Family Market

Recent deliveries and the pipeline of projects suggest additional demand for downtown residential. Today, occupancy levels are lower in Downtown Davenport as compared to the region, though this is largely attributed to the 2019 flood. A significant portion of the added residential supply in the downtown has consisted of rehabilitated multifamily properties, with most new multifamily development in the region occurring in other areas. While residential investment in downtown and the region is steady, housing affordability remains a challenge as rising market rents continue to outpace income growth.



Source: Longitudinal Employer-Household Dynamics (LEHD) OnTheMap, SB Friedman

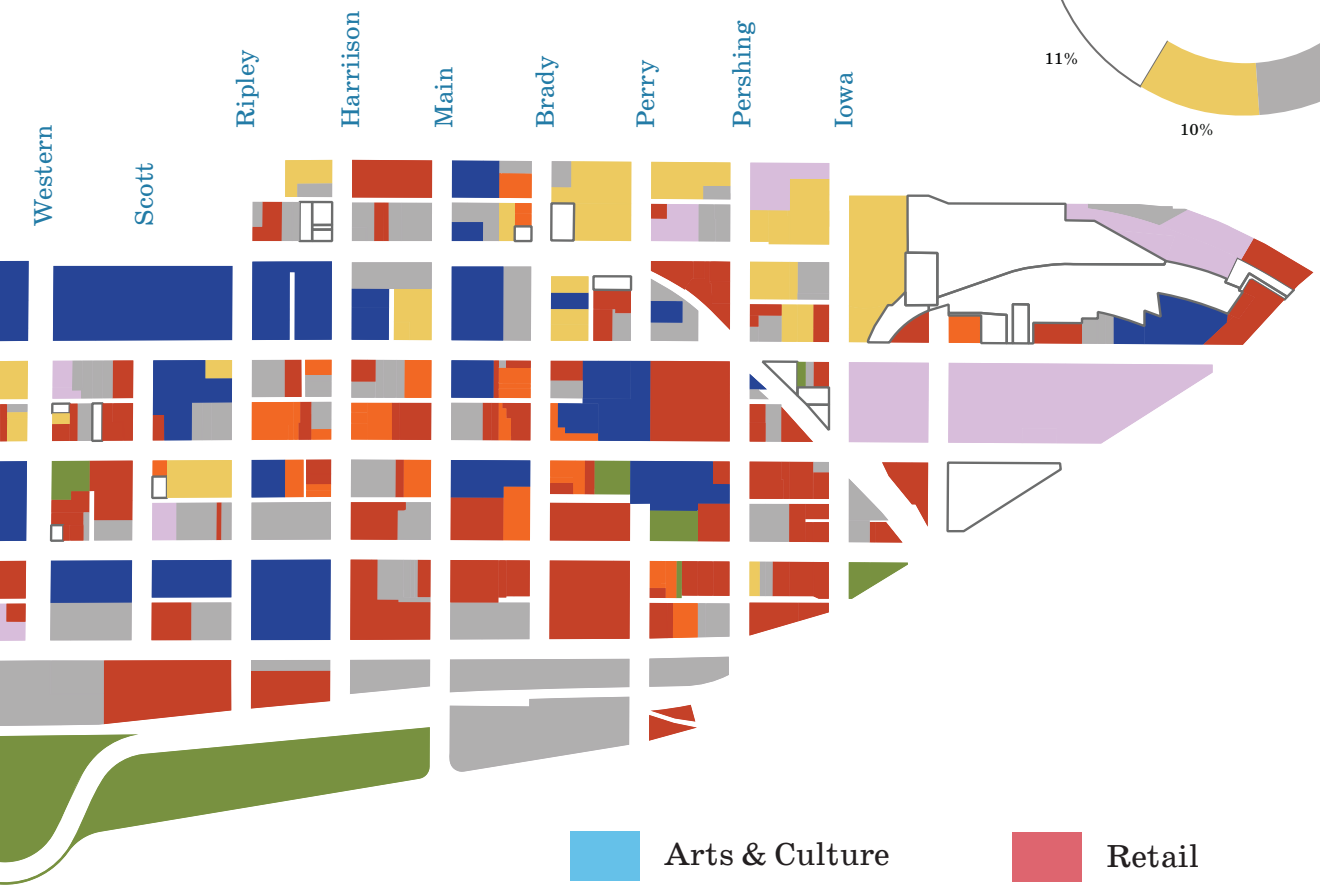
Infographic: Regional Workforce by Industry

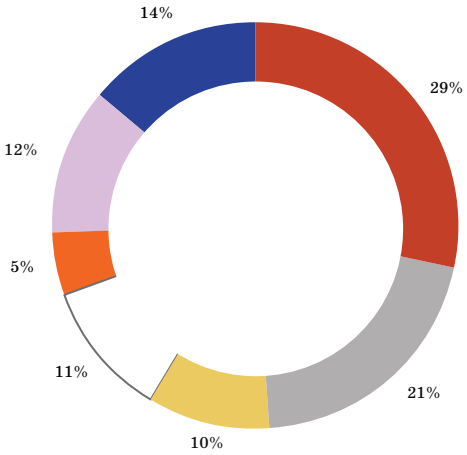
Built Environment & Public Realm

Land Use

Downtown's existing land uses reflect the economic and physical diversity of the core, while also indicating key clusters of economic activity. The core of Downtown has the highest concentration of offices and mixed-use vertical developments. 2nd and 3rd streets represent the retail and cultural heart of the Downtown, while 4th Street, especially to the northwest, has a cluster of civic uses, anchored by the Scott County campus and City Hall. The northeastern part of downtown is principally former industrial buildings that have been converted to residential development, while the western edge of downtown, especially beyond Ripley Street, has a lower, mixed-use character which becomes increasingly industrial toward the west. The far western edge of Downtown beyond Gaines Street has a higher proportion of vacant land and a more significant number of blighted or semi-blighted buildings, along with mixed one-story, office-industrial buildings.







Arts & Culture
Parks
Institutions
Parking
Industrial
Retail
Commercial/Office
Residential
Mixed Use
Vacant

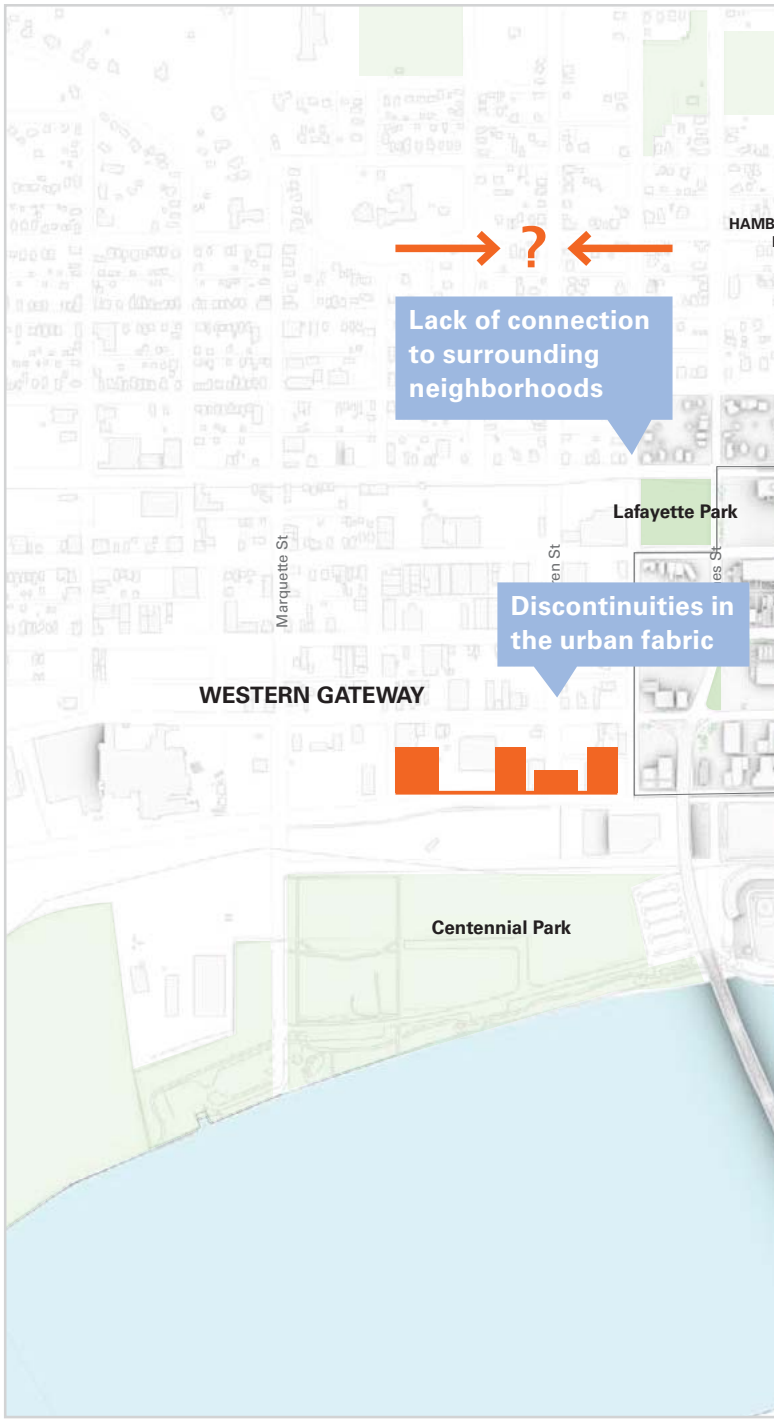
Built Environment & Public Realm

Public Realm Issues

Whereas many American cities were divided by highways or large renewal projects, Downtown Davenport is largely accessible and connected. While the railroad cuts across the downtown grid and runs down 5th Street, its character contributes to the overall historic position of Davenport as a railroad capital, rather than posing a significant challenge to growth.

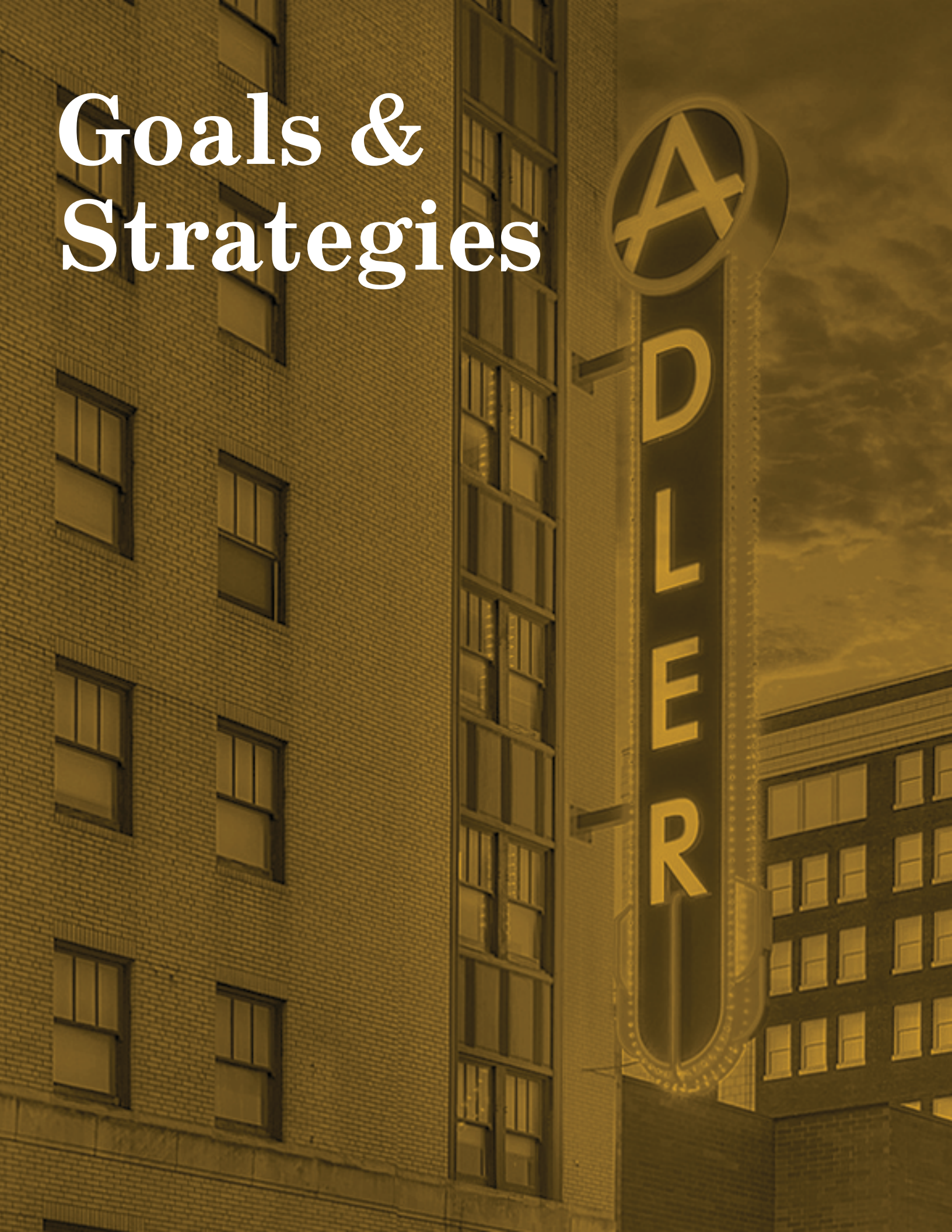
The downtown has several public realm challenges and opportunities. Riverfront flooding creates economic vulnerability in the downtown and creates uncertainty for investments along 2nd street in particular. A bevy of surface parking lots makes certain parts of downtown feel empty and discontinuous, a condition that is exacerbated by high speed one-way streets on 3rd and 4th street. While streetscape improvements have been made, efforts should continue to complete the network of sidewalk and lighting improvements across downtown. At the eastern edge of downtown, there are significant challenges around transportation and accessibility to the river.

The downtown, in contrast to many American cities, lacks a logical center or public square, instead relying on a series of smaller square, institutional areas, and the riverfront as civic gathering places. The edges and gateways into the downtown are not pedestrian friendly and the bridge connections, including spaces under the railroad, can be uninviting.




HILLTOP VILLAGE
Palmer College
VILLAGE OF
EAST DAVENPORT
LECLAIRE
HEIGHTS
Need for clear and
legible gateways
One-way streets
challenging growth
EASTERN GATEWAY
Accessibility &
transportation
challenges
No central gathering
place in downtown
Western Ave
Scott St
Ripley St
Harrison St
Main St
Brady St
Perhsing Ave
Iowa St
4th St
3rd St
2nd St
River Drive
Heritage Park
Arsenal Bridge
Opportunity to
create more direct
links to Rock Island
& Arsenal
LeClaire Park
Riverfront and flood mitigation
connectivity an issue
Modern Woodmen
Park
ROCK ISLAND
ARSENAL
Centennial Bridge
ROCK ISLAND

Goals & Strategies

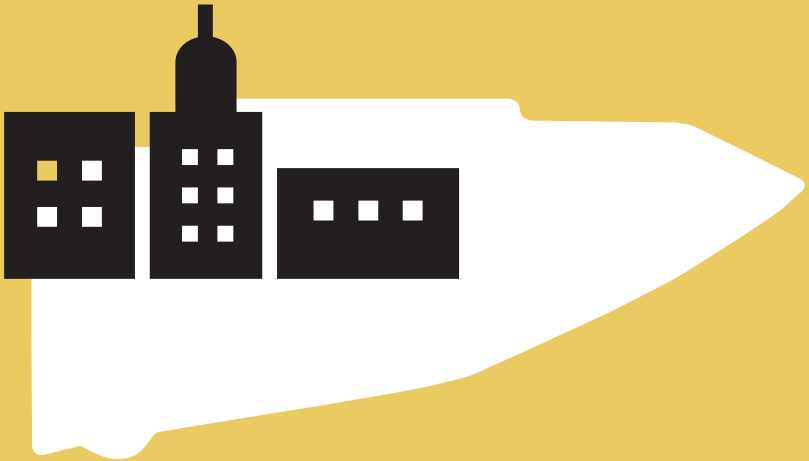


Vision Statement

Davenport is resilient.

By 2030, Davenport has the potential to be a thriving residential center, a space for entrepreneurship and innovation, and a hub for entertainment, arts, and play.

To achieve that goal, Davenport must invest heavily in its streets, public spaces and riverfront, connect small businesses and entrepreneurs to capital, and focus on creating a unique and inclusive downtown experience.



Framework for Growth: Five Pillars

1. PLAYFUL, CONNECTED & PROTECTED

Enhance the downtown public realm and infrastructure to create a more resilient riverfront

2. LIVABLE

Make downtown an attractive place for residents, families and visitors

3. INNOVATIVE

Create an entrepreneurial ecosystem focused on attracting jobs, talent, inclusivity, and innovation

4. INCLUSIVE

Create a diverse, equitable, and inclusive downtown through the design and programming of the public realm, fostering a small business entrepreneurial ecosystem, and creating varied housing options

5. CELEBRATED

Define downtown Davenport's identity and brand within the region as an unconventional, inclusive, and unforgettable destination



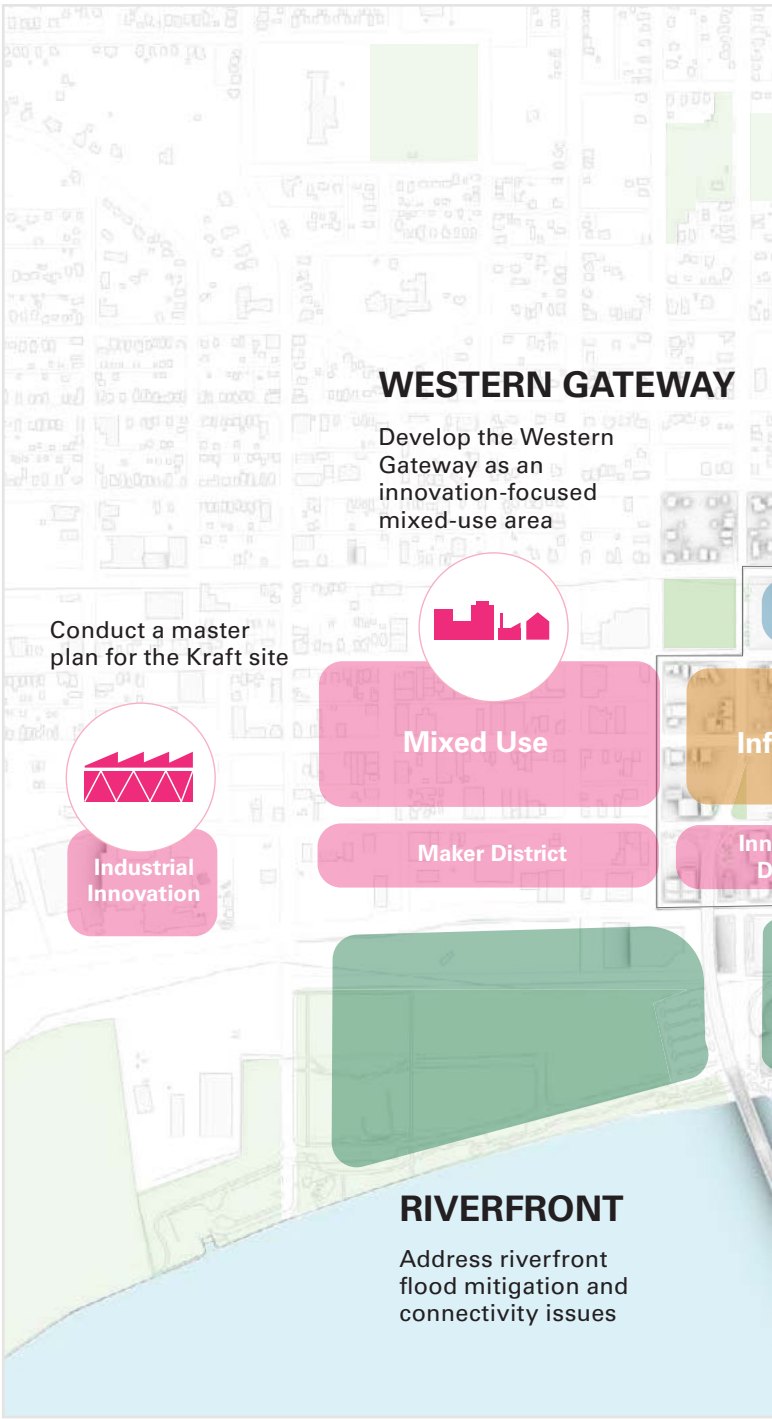
Bird’s eye view of the
Davenport Bank Building

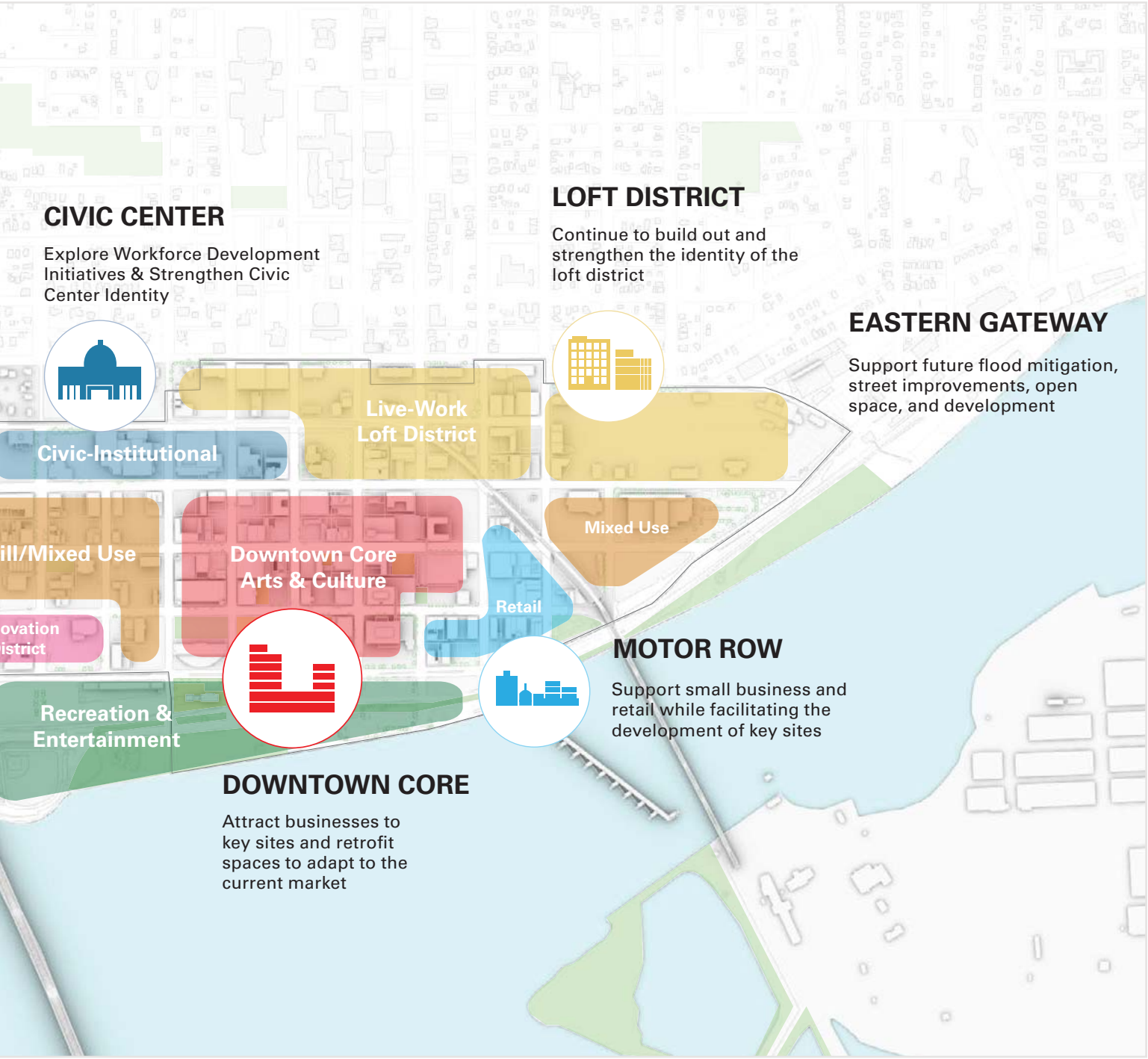
Built Environment & Public Realm

Downtown Subareas

This land use framework reflects trends that have shaped the Downtown over the past decade and the knowledge of city stakeholders, developers, and policymakers.

- The northeastern edge of downtown has a burgeoning historic loft (or warehouse) district with historic buildings and several brick streets.
- The eastern gateway into downtown is an emerging area for recreation and future development, which would benefit from increased accessibility and pedestrian connections.
- The downtown core is a mixed-use area with a combination of offices, arts and entertainment functions, and retail uses.
- The northwestern area of downtown has a cluster of civic and governmental functions, though these do not currently have a strong campus identity.
- The southeastern portion of Downtown, which has a cluster of historic building and retailers, has been subject to various historic identities, including the Bucktown Arts District and Motor Row.
- The western edge of downtown is least well defined in its identity, though it has a distinctly mixed-use character, with cluster of industrial, small office, and residential development.




CIVIC CENTER
Explore Workforce Development Initiatives & Strengthen Civic Center Identity
LOFT DISTRICT
Continue to build out and strengthen the identity of the loft district
EASTERN GATEWAY
Support future flood mitigation, street improvements, open space, and development
Civic-Institutional
Live-Work Loft District
ill/Mixed Use
Downtown Core Arts & Culture
Mixed Use
Retail
ovation istrict
Recreation & Entertainment
MOTOR ROW
Support small business and retail while facilitating the development of key sites
DOWNTOWN CORE
Attract businesses to key sites and retrofit spaces to adapt to the current market

Downtown Davenport Growth Strategy

Invest in the public realm.

Public realm investments in the downtown and on the riverfront are critical to attracting new growth and strengthening the identity of Davenport's core. Downtown's streets not only represent its most valuable public space, but are also the front yard of its businesses, residents, and institutions. With physical infrastructure improvements and active programming, downtown can become a more pedestrian-oriented, welcoming environment. Rethinking circulation with two-way streets can help achieve this vision, along with new links between downtown's public spaces, its neighborhoods, and Rock Island. Completing the downtown's streetscape, with new planters, lights, trees, and benches, will help make downtown's streets more inviting and accessible.

Davenport's identity and history are tied to the Mississippi River, which presents both an asset and a challenge. To protect current and future downtown investment, the city should balance the implementation of its ongoing flood mitigation study with its broader goal of creating a playful and connected destination at the river's edge. A resilient riverfront can serve both needs. The riverfront's thoughtful design and evolution will help foster new economic activity and attract investment downtown.

As part of this effort, the City and DDP should work together to establish guiding principles that can enhance the ongoing riverfront engineering study and continue its advocacy for pedestrian-oriented two-way streets.



Newly constructed streetscape on 3rd Street



Davenport Riverfront Bike Path

Streetscapes

Streets make up the front yard and the most significant public space in Downtown. Building on existing streetscape guidelines, greener, safer, and slower streets will help foster a more pedestrian environment in the downtown, while promoting economic activity and public life.







HILLTOP
Palmer

5th St

Lafayette Park

Marquette St

TWO-WAY STREETS

Warren St

Caines St

Western Ave

4th St

Scott St

Harrison St

Main St

3rd Street Cor

WESTERN GATEWAY

Centennial Gateway

2nd St

Figge Plaza

River Drive

Cultural Trail

LeClaire Park

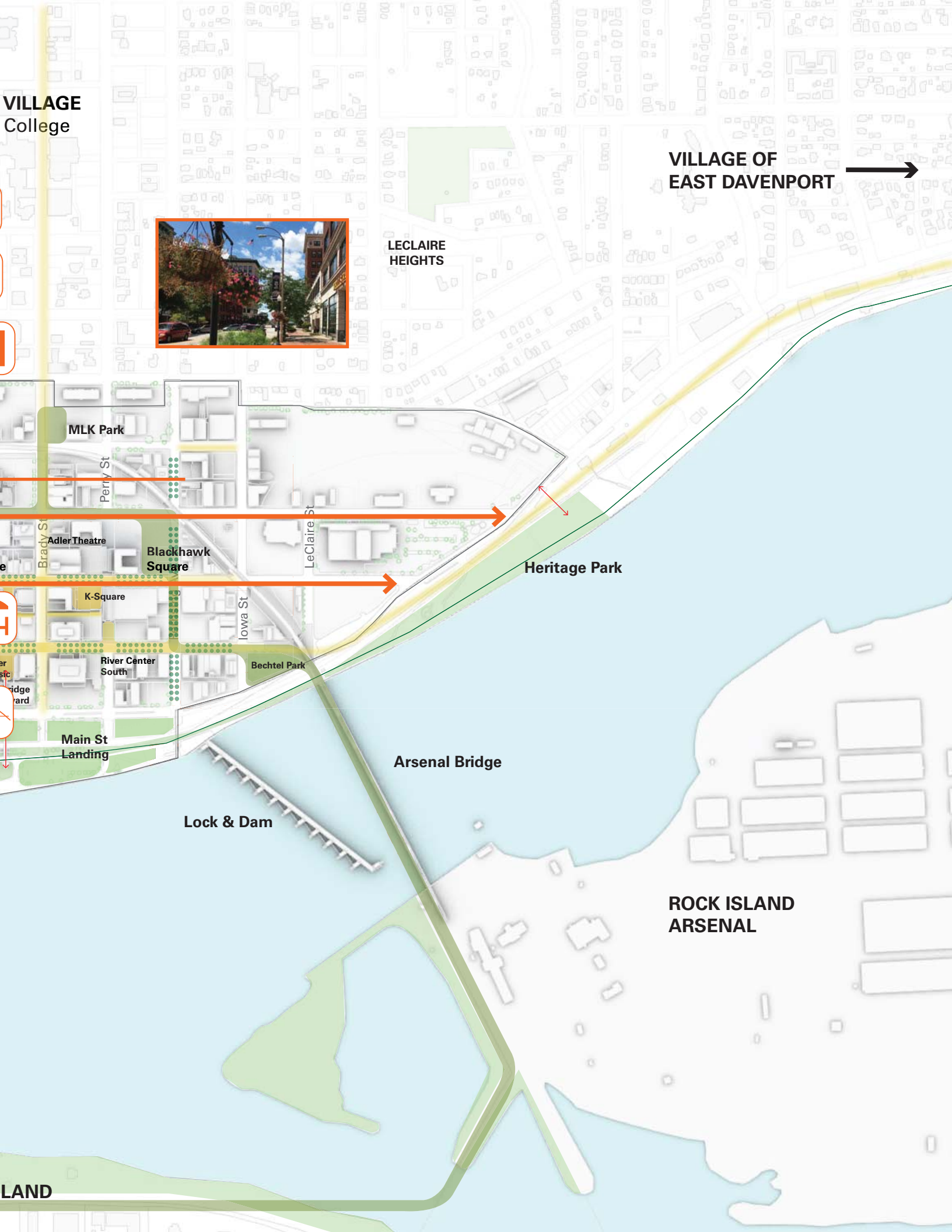
Centennial Park

Modern Woodmen Park

Centennial Bridge

ROCK IS

- Potential Bridge Link
- Pedestrian Connection
- Pedestrian Core
- Existing Open Spaces
- Enhanced Open Spaces
- New & Enhanced Plazas
- Riverfront Trail
- Cultural Trail (Proposed)


VILLAGE
College
VILLAGE OF
EAST DAVENPORT
LECLAIRE
HEIGHTS
MLK Park
Perry St
Brady St
Adler Theatre
Blackhawk
Square
LeClaire St
Heritage Park
K-Square
Iowa St
River Center
South
Bechtel Park
Main St
Landing
Arsenal Bridge
Lock & Dam
ROCK ISLAND
ARSENAL
LAND

Connections

Building on ongoing efforts to make its streets more pedestrian friendly and better connected to its riverfront, Downtown Davenport has an opportunity to create a cohesive and connected experience linking Downtown, the Rock Island Arsenal, and Downtown Rock Island. To realize that experience, Downtown should create two concentric loops- a downtown loop and a regional trail as a focus of activity and investment.





HILLTO

M

Lafayette Park

REGIONAL LOOP

Capitol

3rd St Co

WESTERN GATEWAY

Centennial Gateway

DOWNTO

Figge Plaza

Ellis Cou RMI

RIVERFR

Main Stre Landing

Centennial Bridge



EAST DAVENPORT

First
Bridge

Blackhawk
Square

Adler

K
Square

Bechtel Park

Boat
Landing



Arsenal Bridge

Lock & Dam





Downtown Davenport Public Realm

Riverfront Design Principles

Davenport's riverfront is one of its most critical assets and a major draw for visitors Downtown. In 2019, historic flooding exposed Downtown's vulnerability and prompted the city to commission a multi-year plan for the protection of the City's entire riverfront. The Master Plan, recognizing that this effort was underway, did not propose a concrete strategy for protecting downtown from flooding, but instead set forth a number of guiding principles to ensure a resilient, connected, and protected riverfront. The following strategies are based upon best practices that a growing number of cities in the United States and internationally have embraced for integrated flood protection and follow the underlying principle that cities need to design in response to their historic ecology and environment, while protecting their critical assets.



LAYER

Devise multiple layers of circulation with unique vantage points



ALIGN PLACEMAKING & PROTECTION

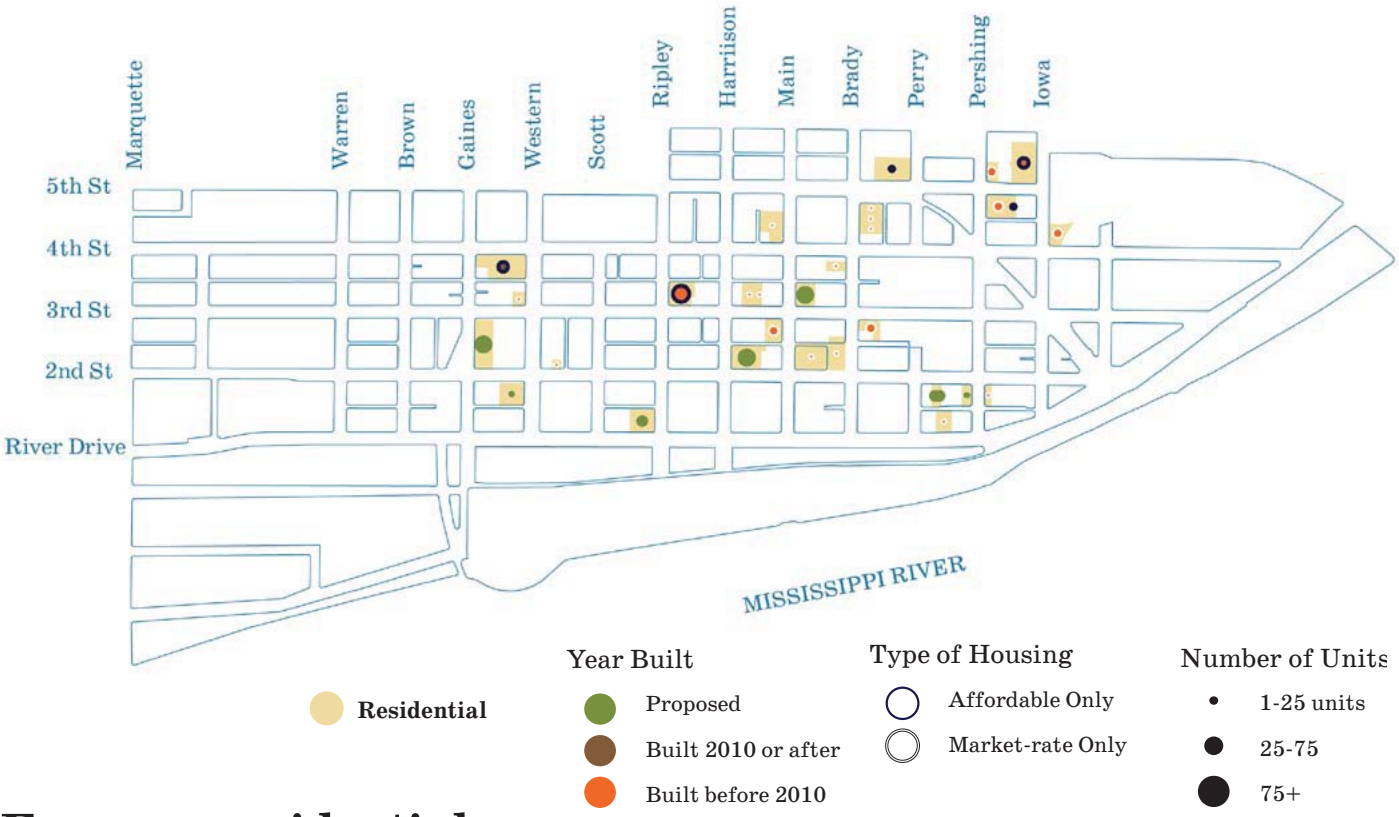
Use berms and other protection strategies as a design tool to activate the



ENHANCE & REMEDIATE

Create wet landscape that recreate natural habitats and use native plantings

Downtown Davenport Growth Strategy



SOURCE: CoStar; Downtown Davenport Partnership; SB Friedman; WXY

Focus on residential

Over the past 10 years, a huge driver of growth in the downtown area has been residential development. A majority of these units have been added through the renovation and re-purposing of existing building stock with the use of Historic Tax Credits. While newer income-restricted apartment developments have been delivered in the downtown area over the past 10 years, Davenport's downtown can continue its strong residential growth trend by bringing more units to the market which are affordable to a wider range of incomes, and appropriate for a variety of family sizes. Re-focusing on creating more affordable, diverse housing products (i.e. townhomes, condos, apartments) for households at different points in their life-cycle will grow the downtown as a diverse and inclusive residential neighborhood. Public/private partnerships like the Quad Cities Housing Cluster are critical to the City's strategy to address housing affordability, both locally and in the region.



New residential development, 400 W. River Drive

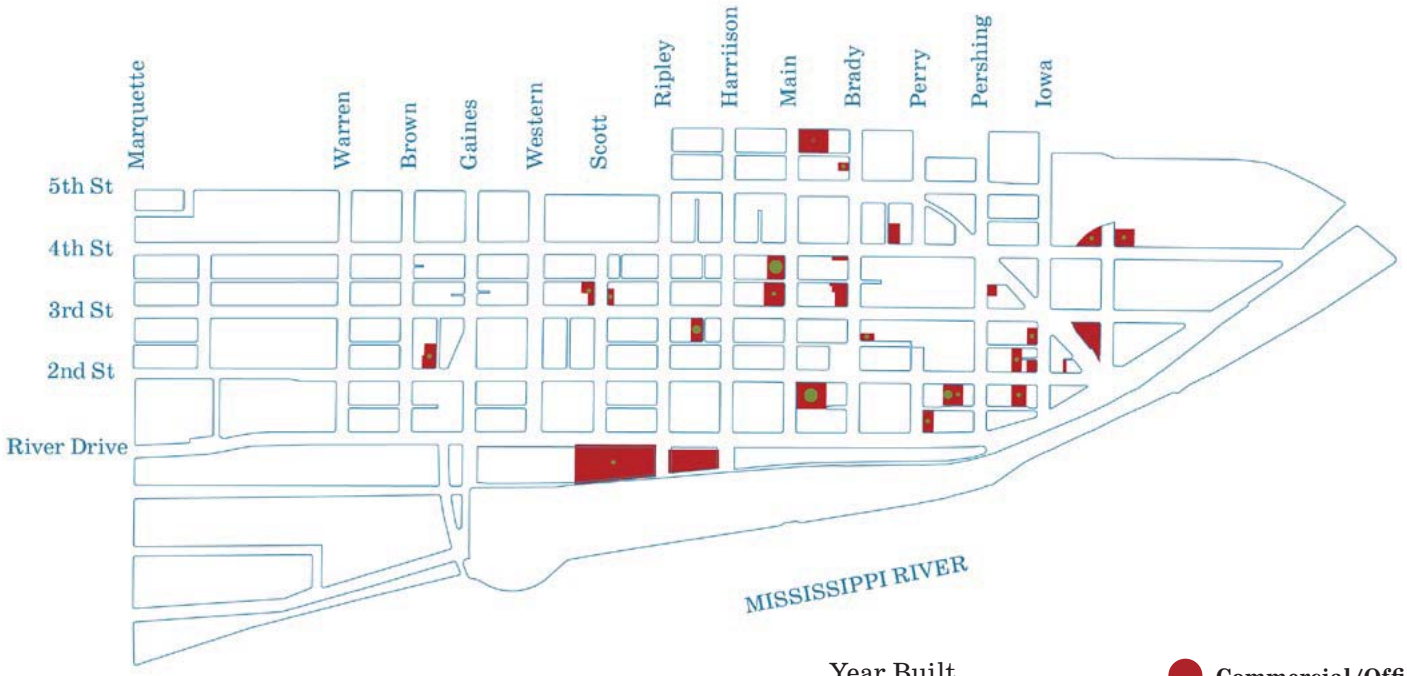


The Yard, 4th Street



210 E. 2nd Street

Downtown Davenport Growth Strategy



Year Built

Built before 2010

Renovated after 2010

Commercial/Office

*All developments shown built/renovated after 2010

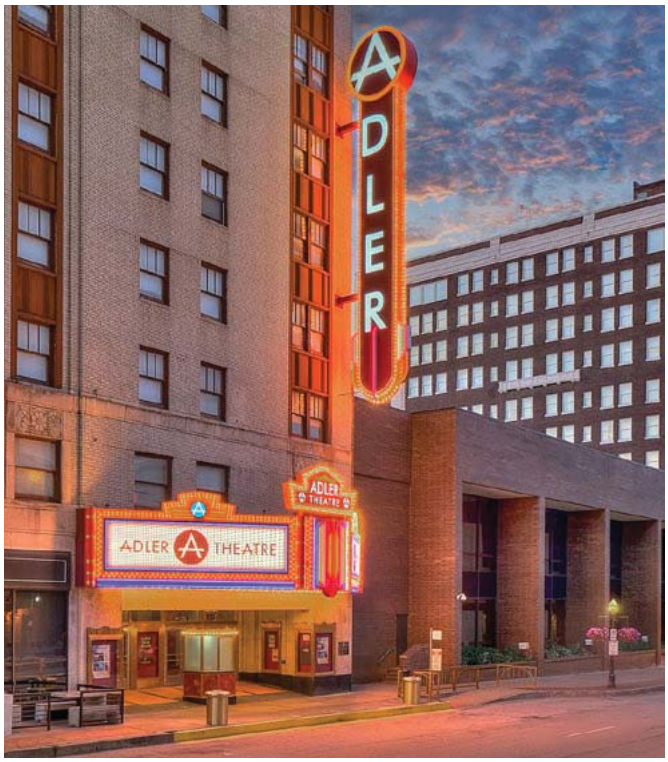
SOURCE: CoStar; Downtown Davenport Partnership; SB Friedman; WXY

Build on the city's strong Arts & Entertainment backbone

Downtown Davenport is the Quad Cities arts and entertainment hub, boasting world-class activities and amenities. Today, along the East 2nd and East 3rd Street corridors, downtown Davenport has a strong restaurant and retail ecosystem. The City should enhance and add to existing incentives to attract services, restaurateurs and retailers, while ensuring that the city's racially and ethnically diverse communities feel that the downtown is their own. This strategy will improve the diversity of food, arts and culture choice creating moving the City towards an inclusive growth strategy supporting a more welcoming and vibrant downtown. Additionally, building the network of institutional partnerships – the Figge Museum, the Adler Theater, River Music Experience, Modern Woodmen Park, and local restaurants, to name a few – and promoting coordination on events and other arts and culture offerings will continue to grow the downtown's identity as a destination for Quad Citizens.



Downtown nightlife



The Adler Theatre



The Figge Museum

Programs

Over the next decade, Downtown Davenport should explore strategies and investments that make it a more appealing destination for both families and visitors. Building on its strong arts and culture backbone, the city, using strategic public space investments, should create a series of interconnected spaces with intergenerational play spaces and playscapes. These investments should be aligned with ongoing support for the arts, public space and alley activations, and a consistent active program calendar for the Downtown's streets. Spaces must be routinely programmed to stay active.





Centennial Bridge

- Enhanced Parks
- Enhanced Open Spaces
- Enhanced Plazas
- Connections
- Cultural Trail (Proposed)



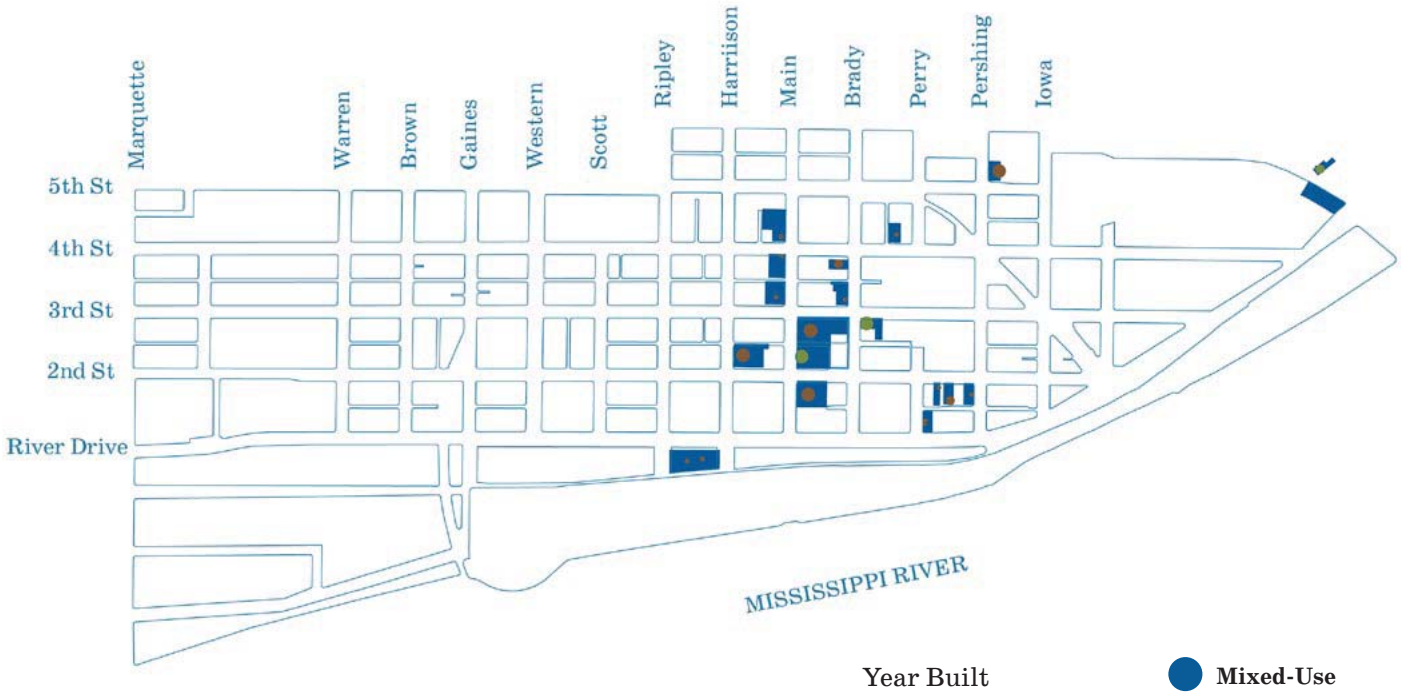




Arsenal Bridge

Lock & Dam

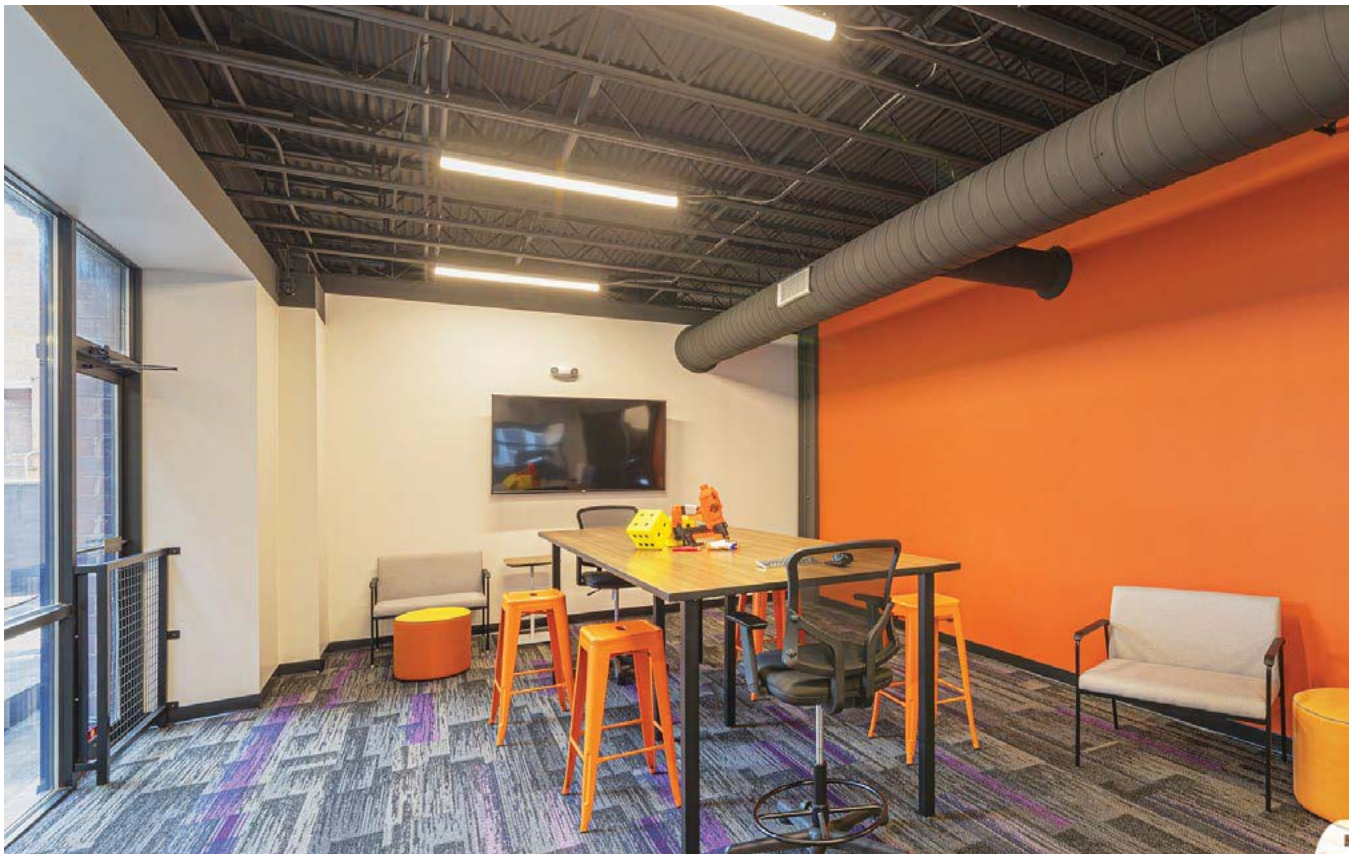
Downtown Davenport Growth Strategy



SOURCE: City of Moline; CoStar; Downtown Davenport Partnership; NAI Ruhl Commercial Company; SB Friedman; WXY

Build an entrepreneurial ecosystem to support growth of small-scale office and retail

The plan outlines clear strategies and incentives to support the growth of new small businesses and budding entrepreneurs on their journey from conception to brick-and-mortar. This includes specific opportunities for business planning assistance, mentorship and coaching, and funding identification. The City could work with existing property owners to fill currently vacant office spaces or identify alternate uses if the space is no longer viable. The City should also support the growth of small business and retail through incentives that facilitate the retro-fitting of ground floor spaces from larger-format into smaller spaces that are more appropriate for modern retailers and restaurants. Enlivening these ground floor spaces will serve to reinforce the built fabric of the City.



Newly Constructed Medix Office Space



Q2030 Student Big Table

Downtown Davenport

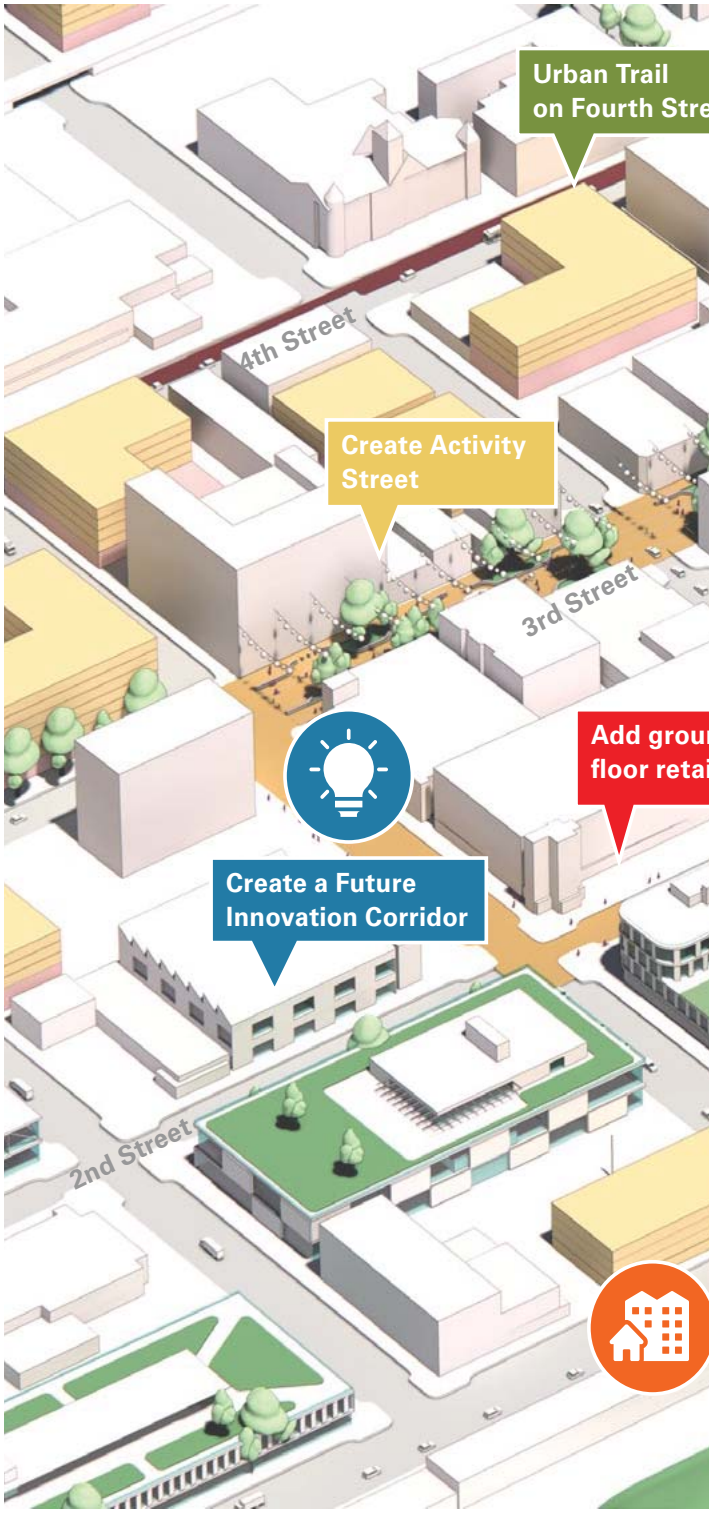
This plan explores a variety of strategies to achieve that vision, including the creation of a world-class cultural trail connecting to the Rock Island District and the Arsenal; robust connections to a redesigned riverfront; and a new innovation district to foster Downtown's entrepreneurial ecosystem. By 2030, Downtown Davenport will not only be better connected to its surrounding neighborhoods and the riverfront, but will have a stronger, more pedestrian-friendly downtown at its core.

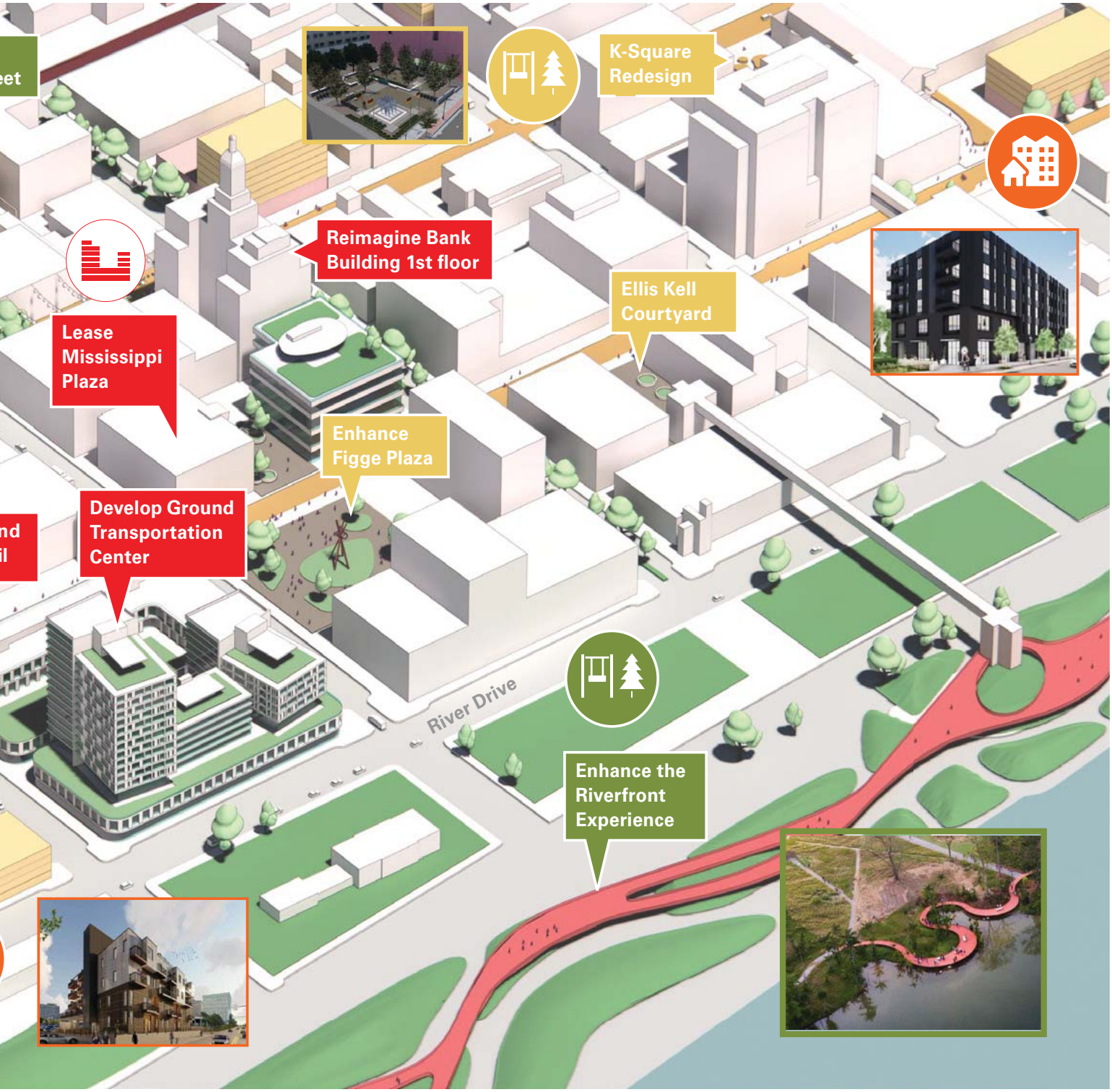



Strengthen Loft District
Future Subarea Plan
Riverfront Experience
Riverfront Connectivity
Playful, Connected, & Protected Riverfront
en

Downtown Core

The Downtown core is where Davenport has seen the most investment over the past decade and remains the historic cultural center of the city and the region. Building on these successes, the Downtown should use new investments in its streets and public spaces to support the growth of small retail and businesses. This includes the reimaging of the Bank Building lobby as a space for entrepreneurs and makers; shifting the Ground Transportation Center to the west, opening up a critical mixed-use development opportunity; creating an innovation district to support small-scale entrepreneurs and new businesses; and pursuing robust marketing efforts to lease Mississippi Plaza and other underutilized sites. The Downtown core has many investment opportunities for residential and office growth, especially on sites that are currently used only for surface parking. Working with the City, the Downtown Partnership should market these sites as potential investment opportunities and use creative programming and activations to ensure that surface parking is part of a vibrant and connected downtown environment rather than its dominant land use.




K-Square Redesign
Reimagine Bank Building 1st floor
Lease Mississippi Plaza
Ellis Kell Courtyard
Enhance Figge Plaza
Develop Ground Transportation Center
River Drive
Enhance the Riverfront Experience


CAPITOL
DOWNTOWN PRESENTS
THE MUSIC MAN
FIELD OF DREAMS, PENNIES FROM HEAVEN



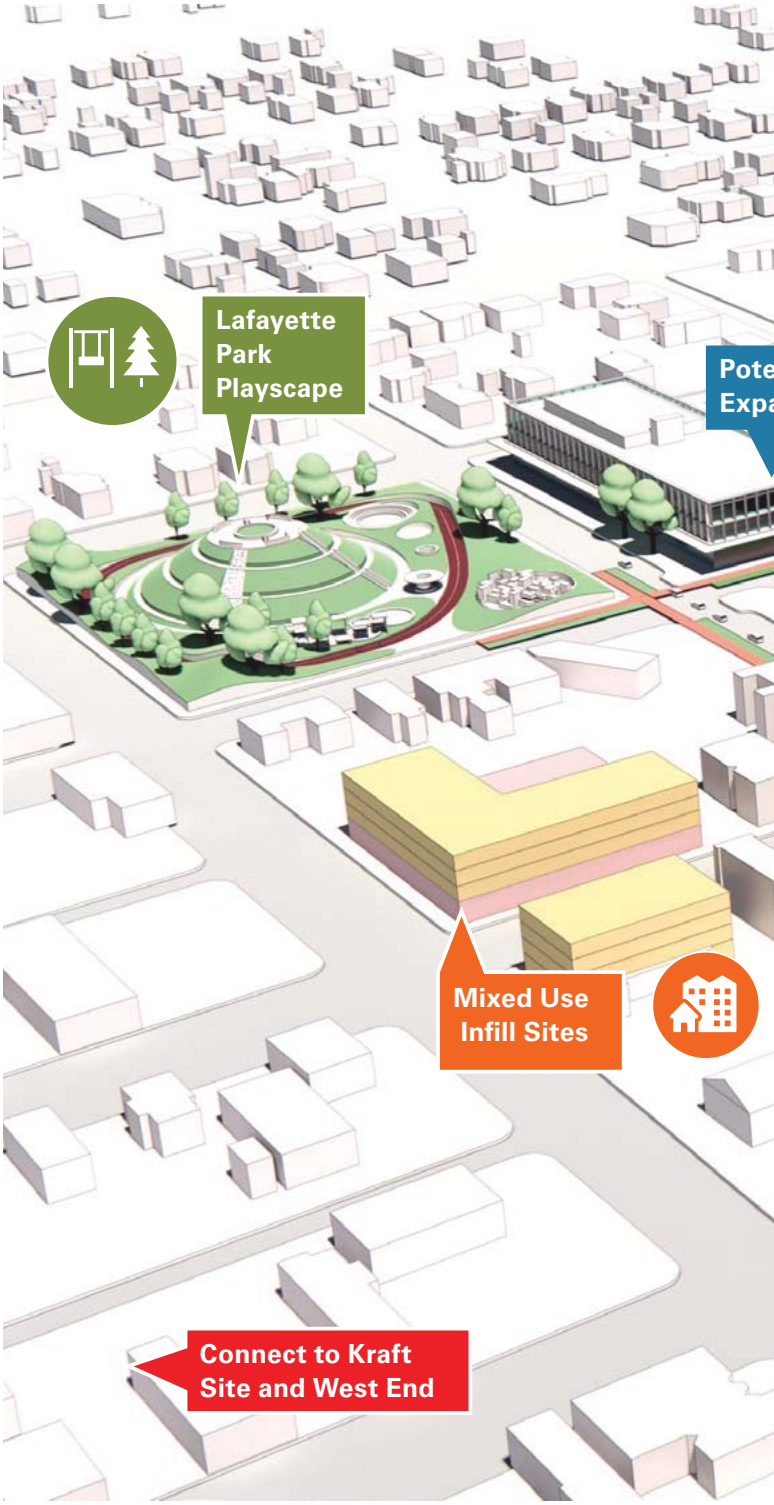
Long term vision for an activity street with flexible space during events

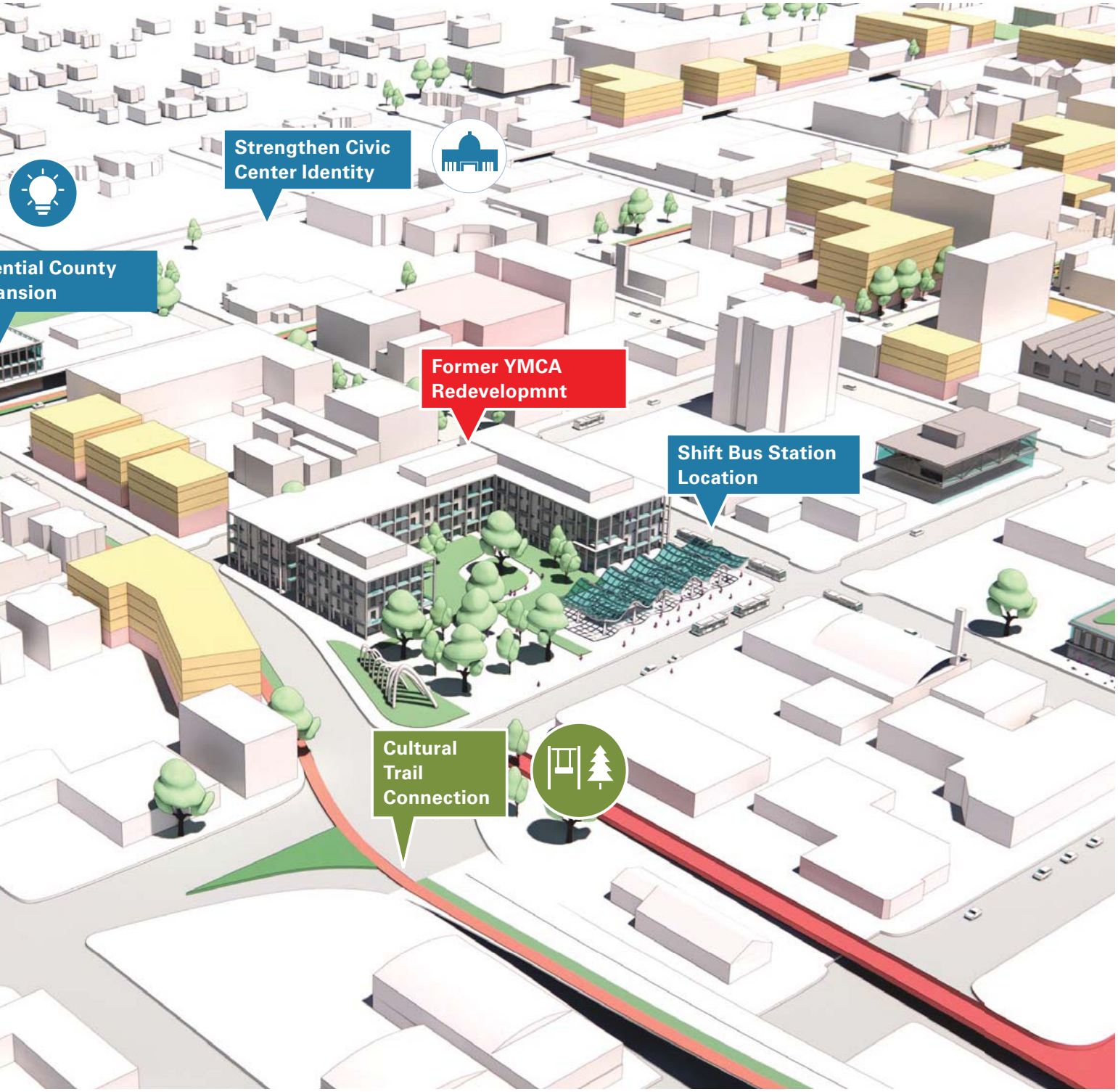
Western Gateway

The Western section of Downtown, known as the Western Gateway or the Centennial Gateway for its connection to the Centennial Bridge, is today characterized by diverse land uses, including multi-family residential apartments, small industries, and institutional uses (to the north). This area also includes the former YMCA site and the former Washington Square, the historic heart of Davenport's German-American community. The Western Gateway has tremendous potential to become a center for new arts, cultural, and residential development, with stronger connections to surrounding historic neighborhoods and Rock Island.

At its northern edge, the City and Downtown Davenport should develop a master plan for the rehabilitation of historic Lafayette Park as a family-friendly destination playscape. In this view, Lafayette Park is imagined as an earthen mound and interactive recreational landscape, with play mounds, climbing walls, and running tracks. The Partnership should continue to work with the County as it explores its space needs, including development opportunities that maintain a consistent and connected streetwall and support a lively pedestrian atmosphere.

Stronger connections should be made between downtown, the western gateway, and the former Kraft site, which provides a significant opportunity for future innovative development that can extend downtown's energy and growth westward.




Strengthen Civic Center Identity
ntial County ansion
Former YMCA Redevelopmnt
Shift Bus Station Location
Cultural Trail Connection

Western Gateway

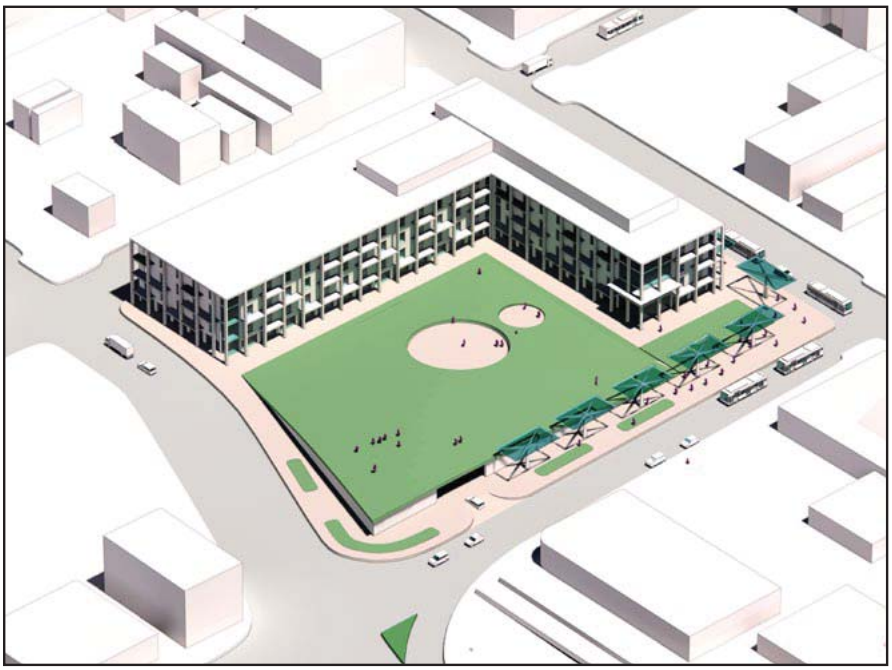
The former YMCA Site

The former YMCA site, between 3rd Street, Gaines Street, 2nd Street, and Western Avenue, has the potential to become an anchor for the development of Downtown's Western Gateway. In consultation with the city, the plan considered multiple scenarios for the redevelopment of the YMCA site as a mixed-use development, with a new, state-of-the-art ground transportation hub as a transfer hub for the interstate bus network. Two scenarios considered the development of a residential, mixed-income development with the bus station and supporting retail development. Both of these explored strategies to partially reimage the former Washington Square Park, including the redesign of the current gateway park, which today includes the city's Lady of Germania statue. A third proposal considered an institutional use, such as a new government office or a satellite academic campus, on the site.



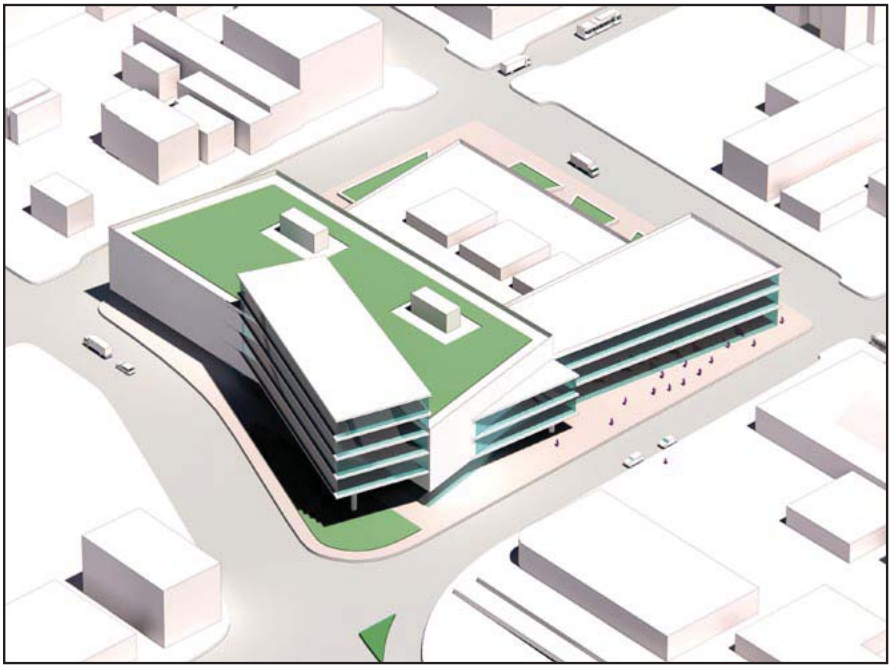
Option A

Consolidated Bus Station Passenger Waiting Area with Residential Development



Option B

Distributed Passenger Waiting Area with Residential Development



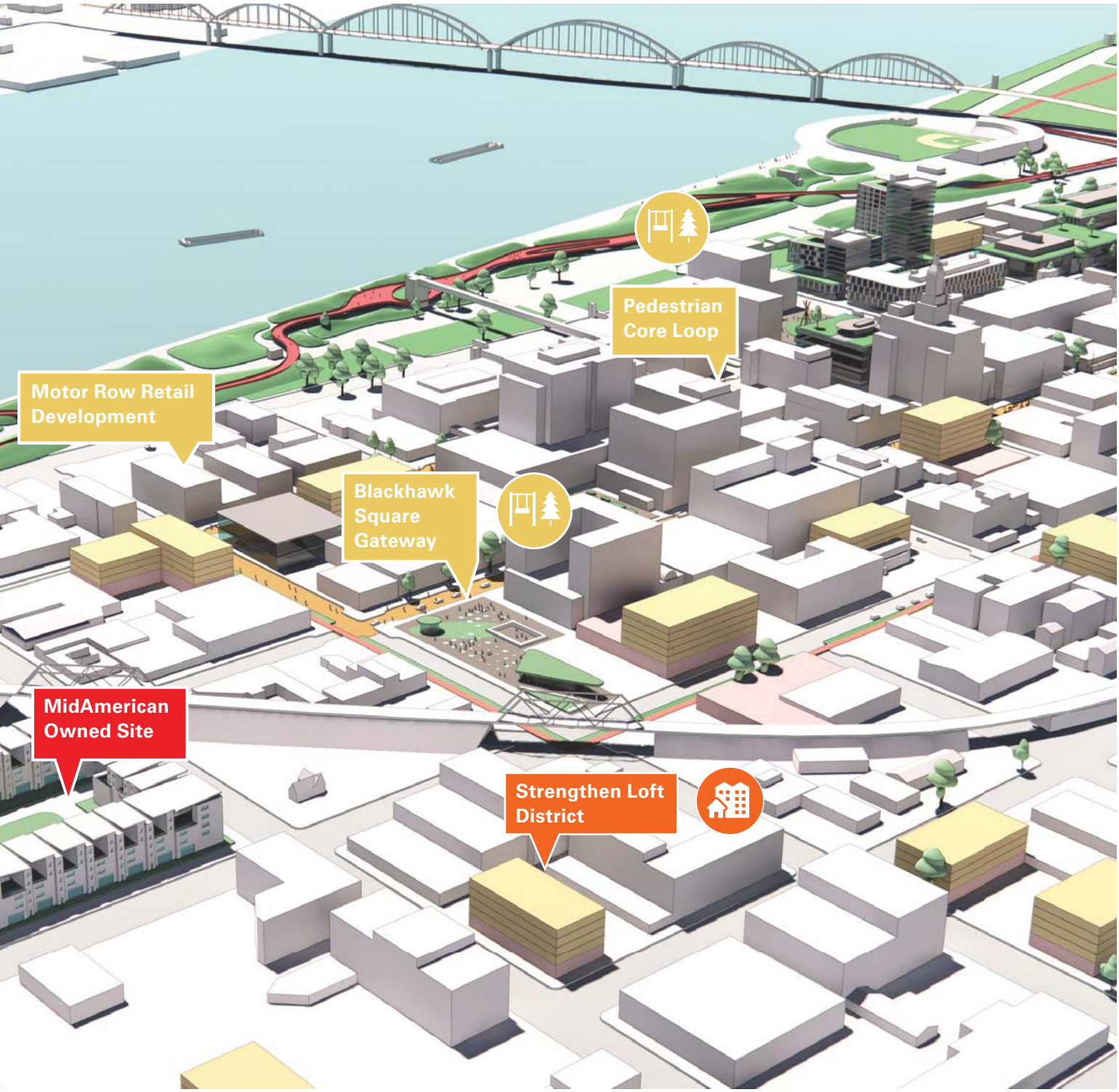
Option C

Institutional Building with Internalized Bus Station

Arsenal Gateway

This eastern section of Downtown, also known as the Arsenal Gateway for its connection to the Arsenal Bridge, has tremendous potential a center of Downtown Davenport's residential life and its retail and hotel amenities. At the northeastern edge of Downtown, a loft district has emerged in the former warehouse district, including the adaptive reuse of a series of former factory buildings off of Pershing Avenue. To the south and east of the railroad tracks, Davenport has several prominent sites that could be anchors for future development, including the MidAmerican Energy site and the former Howard Johnson Hotel site. The City and the partnership will continue to explore what the highest and best of use of this section of downtown will be, imagining it as a critical gateway into the center of Downtown. At Pershing Street between 2nd and 3rd street, there is potential for a gateway plaza and signature public space in front of the Blackhawk Hotel, a space that could serve as a central plaza for the eastern section of downtown and an important space for events and activations. The City should continue to explore infrastructure investments that create a more well lit series of gateways underneath the railroad trestles, with creative signage and artwork announcing the arrival into Downtown.




Pedestrian Core Loop
Motor Row Retail Development
Blackhawk Square Gateway
MidAmerican Owned Site
Strengthen Loft District

Eastern Gateway

Downtown's Eastern Gateway is one of the city's most impressive points of entry. With sweeping views of the Downtown Skyline and the overlapping silhouettes of its bridges and dams, this area conveys a prominent sense of arrival into the city's core. Over the coming decade, Davenport's Eastern Gateway will emerge as a center of investment opportunity, recreation, and infrastrucure development. The new YMCA and adjacent residential developments will continue to make this a more inviting area. Pedestrian safety enhancements at 3rd and 4th Streets, meanwhile, combined with flood mitigation infrastructure and a new bridge connection, will promote connectivity to the river. A new boat dock landing and redesigned Heritage Park, meanwhile, promise to set the stage for further development and the extension of the Downtown Fabric to the east. Planned projects include:

1) Flood mitigation improvements to keep River Drive, 3rd & 4th Streets open longer

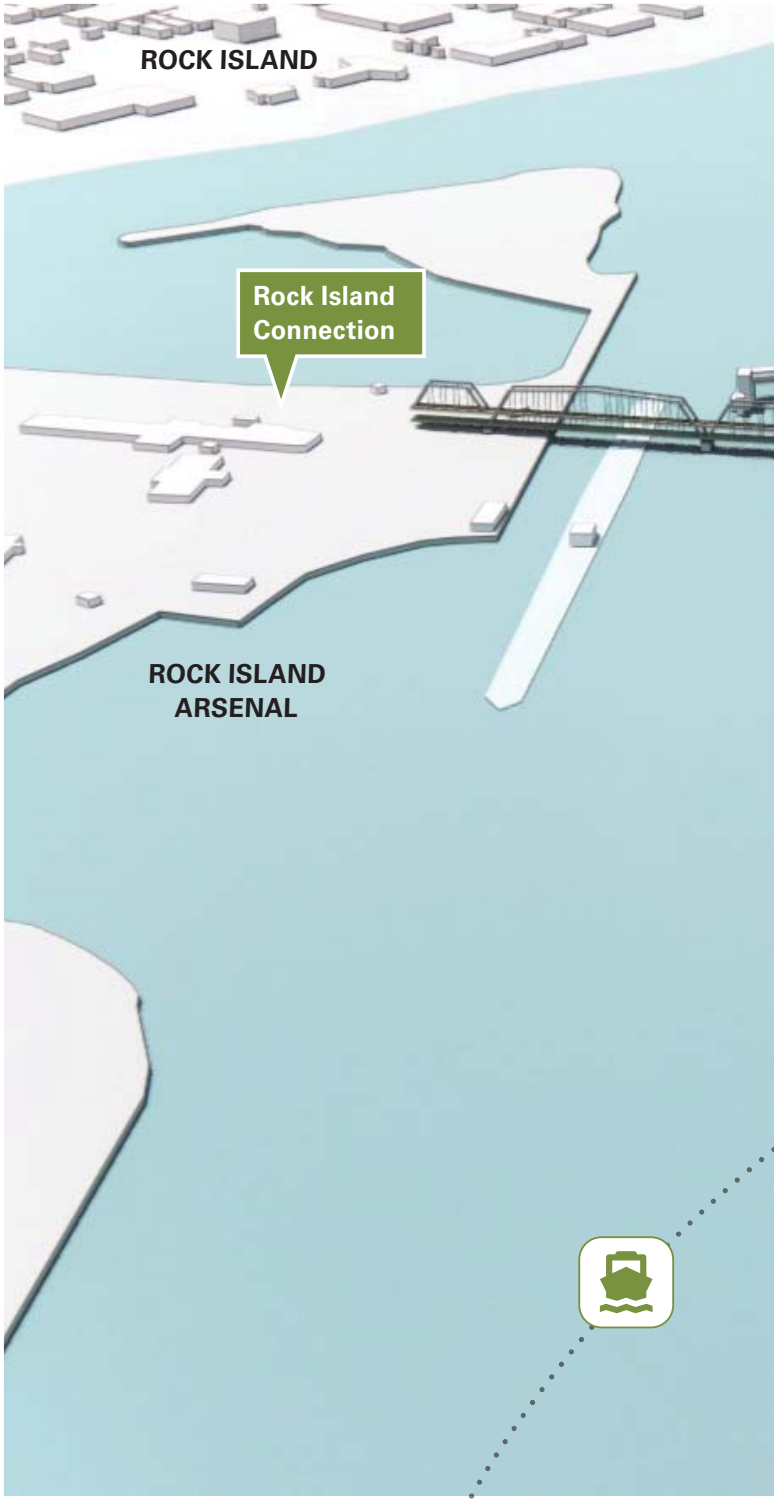
2) The reconfiguration of the 3rd & 4th Street intersections to improve walk ability circulation

3) Completion of River Heritage Park and boat dock improvements

4) Completion of First Bridge to improve riverfront and downtown pedestrian access

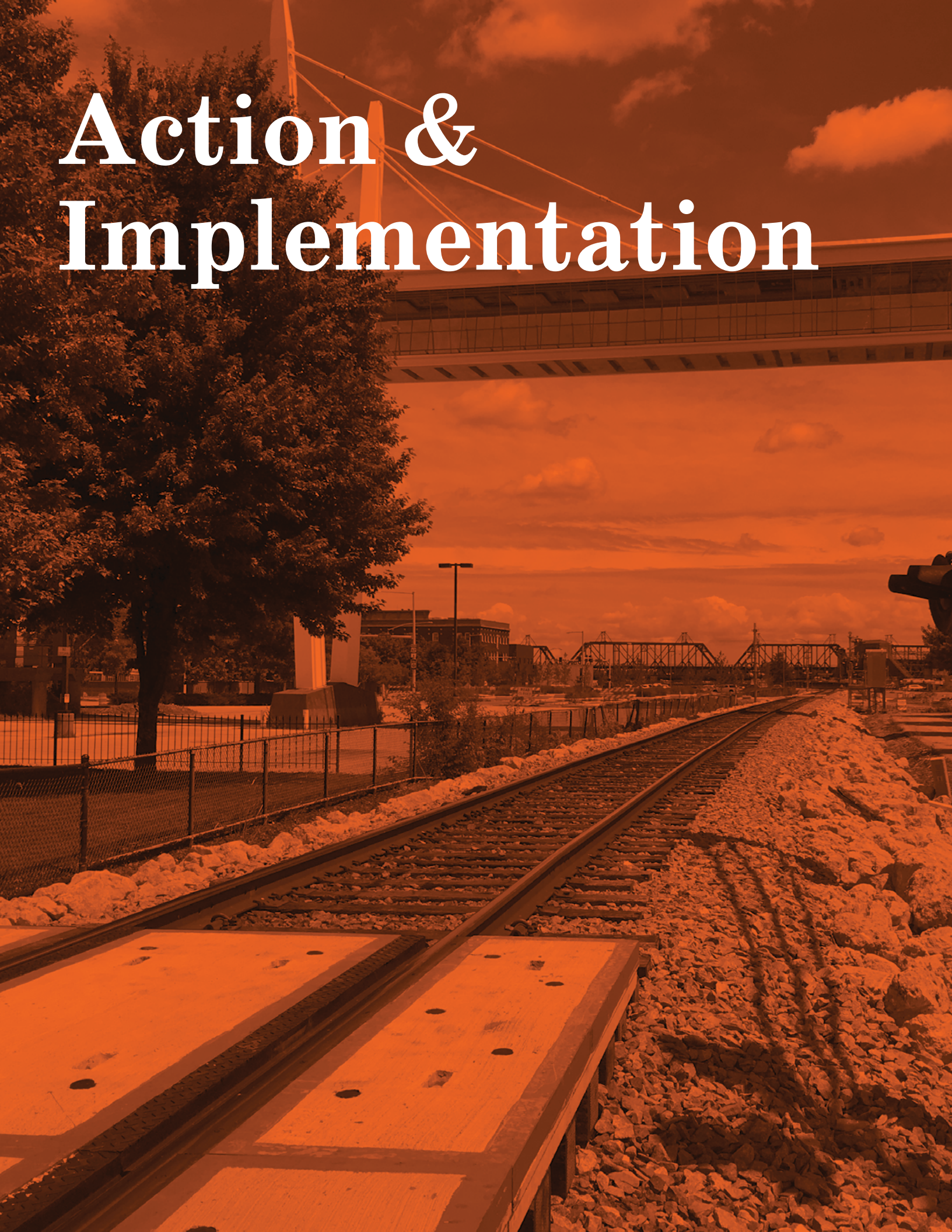
5) Public/private partnership developments near YMCA and former Riverwatch sites

6) Potential downtown grocery store location




ARSENAL BRIDGE
Development of Riverwatch site
New residential development & potential grocery store
Boat Dock & River Heritage Park Improvements
3rd St
New YMCA Location
4th St
First Bridge
Flood Mitigation Improvements & pedestrian connections
River Drive
First Bridge Replica Crossing
Effie Afton Plaza
Trail (MRT)
East River Drive
Great Lawn
The Headland
Founders Plaza
Riverside Promenade
The Basin

Action & Implementation



How we get there.

Davenport 2030 is a roadmap for shaping a sustainable, vibrant, and inclusive downtown. It is a strategy for future growth grounded in the activation and enrichment of the public realm. Building on ongoing planning efforts to make Downtown streets safer and its riverfront more resilient, this plan explores how to better connect Downtown to its surrounding neighborhoods and the region as whole. These activations, through arts, culture, entertainment, and economic development, celebrate Davenport's diversity while promoting a more livable, welcoming, and inclusive environment for all Quad Citizens.

Entrepreneurial Ecosystem

As part of the plan, the Downtown Davenport Partnership is re-imagining and reinvigorating how it cultivates local talent and fosters entrepreneurship. The plan outlines clear strategies and incentives to support the growth of new small businesses and budding entrepreneurs on their journey from conception to brick-and-mortar. This includes specific opportunities for business planning assistance, mentorship and coaching, and funding identification. Collaborating with local partners, the Quad Cities Chamber will lead development of this new initiative, with the goal of growing and diversifying Davenport's small business and entrepreneurial network. Building on the input of the master plan's Diversity, Equity, and Inclusion Working Group, the Partnership will tailor its offerings and outreach to reach more racially, ethnically, and culturally diverse talent.

Inclusive Growth

Davenport 2030 is a roadmap for the inclusive growth of downtown Davenport. Leveraging public and private investment, the plan encourages creating a more playful, connected, and livable downtown. As part of the plan, the City will incentivize new residential development that creates a mix of housing products — condos, townhomes, etc. — affordable to a wide range of incomes. DDP, and the City, will create targeted small business incubation programs to attract more minority- and women-owned

businesses to the downtown. Finally, a coordinated program calendar combining the strength of downtown's cultural institutions with activations along strong dining and retail corridors will uplift and celebrate the racial, ethnic, and cultural diversity of Davenport and the Quad Cities.

The following sections outline the action steps for successful implementation of the ideas set forth in Davenport 2030 over the next 10 years, and beyond.

Back to Baseline

6 to 18 months

Builds on past success and are largely driven by partnerships and coordination either led or supported by DDP, the City, or other identified downtown stakeholders. Initiatives within Back-to-Baseline are reliant on the use and/or re-purposing of existing funding streams.

Near-term

2 to 5 year

Near-term strategies may require the identification of new funding streams and/or capital funds, but are still locally-driven.

Long-term

6 to 10+ years

This long-term strategy includes a focus on large-scale development opportunities and encourages the creation of new institutional partnerships. Some of the action steps in this category may, additionally, require legislative action.



Credit: Alan Campbell

Back to Baseline

Action Item 1

Implement quick-win projects using temporary and low cost materials.

To quickly realize the goals of this plan, Davenport should develop interim action plans and strategies that can quickly implement key projects and realize the benefits of new public investments. Projects that use low-cost materials such as paint, moveable furniture, and art installations can help reinvigorate the downtown environment, building support for new projects and programs at a low initial cost. Downtown should pursue the development of a mural arts program, activations for its streets and parking lots, and a comprehensive outdoor dining program, among other efforts.



Building Murals



Temporary seating



Ground Murals

Maintain

Focus on public realm maintenance and operations, including community stewardship, activation, and programming. Incorporate hospitality program into existing operations services to help keep a safe, clean, and active downtown.

Activate

Activate key sites and parking lots with performances, artwork, movies/drive-ins as part of broader events and programming. Explore strategies to create active ground floors at key sites.

Enhance

Create curbside and street activation space to support businesses on 2nd and 3rd Street, leveraging the COVID relief fund for small businesses through the CARES Act.

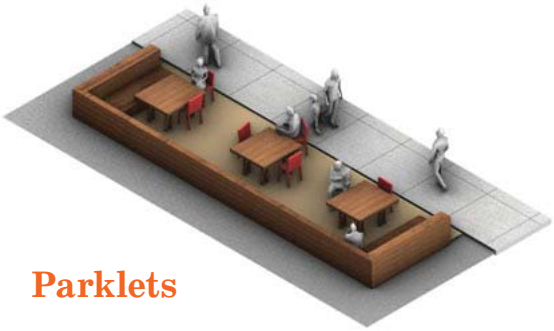
Advocate

Advocate for high quality capital projects and public spaces with a high return on investment, including the Riverfront and the Downtown two-way streets project.

Back to Baseline

Fast Action Toolkit

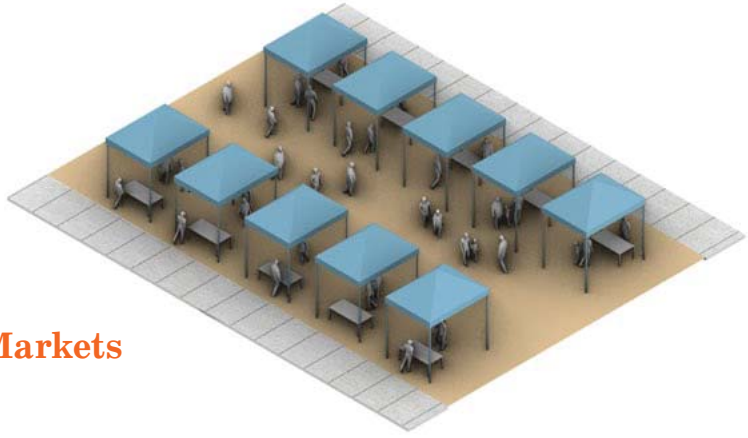
Acting quickly means adopting a low-cost toolkit of strategies, programs, and activities that can enliven and activate the downtown. From outdoor films, food trucks, and markets to longer-term investments in parks and public spaces, downtown has the potential to become more inviting and enticing through creative partnerships that foster creative entrepreneurship and consistent programming.



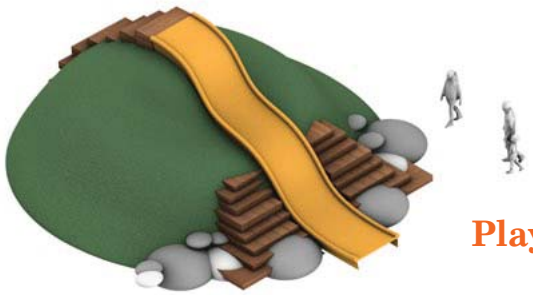
Parklets



Food Trucks



Markets



Play Mounds

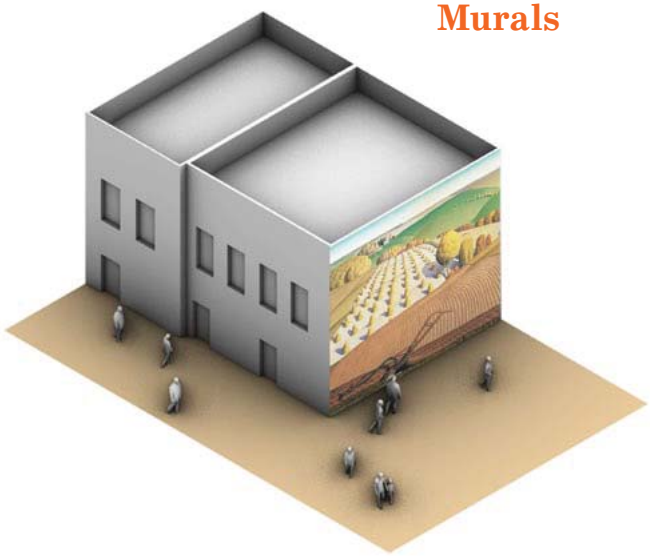


Climbing

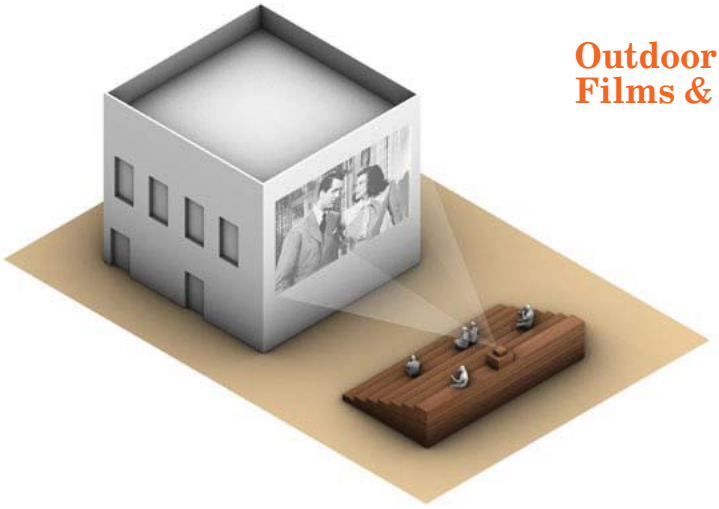


Track

Murals



Outdoor
Films & Music





Sculpture

Back to Baseline

Action Item 2

Act on inclusion and equity. Make it a Priority.

At a time when the Black Livs Matter movement and other societal shifts have created newfound awareness of entrenched racial and socioeconomic inequality, Downtown Davenport and its partners have an opportunity and an obligation to deeply reflect on how to make Downtown an inclusive, welcoming, and economically fruitful place for all Quad Citizens. This process will start with intentional partnerships, develop through creative incentives and programs, and become successful through sustained financial and programmatic commitments. Davenport should explore strategies that celebrate its ethnic and cultural diversity as an asset and a driver of growth, while ensuring that downtown and its environs remain affordable, accessible, and inclusive.







Reach Out

Establish a downtown community ambassadors program that can link people to services, including homeless services, workforce development, and mental health and well-being. Link to a consortium of key partners.

Connect

Create an ongoing diversity, equity and inclusion working group that can further support connections between downtown and the neighborhoods, while also being a source of creative programs and policies.

Foster

Create programs, incentives, etc. to address racial and economic inequities, including supporting black and minority-owned businesses. Formally define programs and identify funding sources.

Invest

Invest and advocate for projects, policies, and programs that strengthen connections to neighborhoods and make downtown welcoming for all.

Near-term

Action Item 3

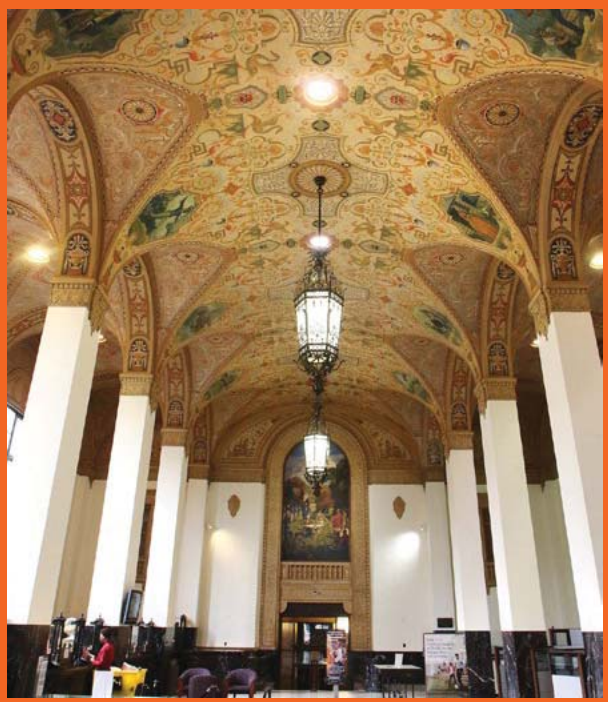
Set catalyst projects and studios in motion, while adopting more aggressive economic development incentives

Downtown Davenport's future success will be anchored in the actualization of several key projects and program that have the ability to transform the downtown and open up new areas of investment. Through direct investment, creative incentives, and well-designed development, Davenport can redevelop its Western Gateway, including the YMCA site, create new development opportunities within the core, including on the Ground Transportation Center site, and rethink the program and leasing of its key underutilized parcels.





Parking Ramp Retail Conversion



Bank Building Lobby Activation

Catalyze

Catalyze development at key sites, including the old YMCA, Bus Station, Mid-American, Riverwatch, and Kraft Site. Ensure high quality development that contributes to the larger vision for downtown.

Incentivize

Explore and expand economic development incentives and opportunities, including TIF, Infrastructure grants, Revolving Loan Funds, and Opportunity Zones.

Market

Market sites that are vacant or partially unleased, including Mississippi Plaza and the Bank Building. Manage vacant spaces by creating programs for temporary artists or retail pop-ups.

Plan

Create sub-area plans for key subdistricts, including the East End of Downtown (Riverwatch, QC Times) and the Kraft Site.

Long-term

Action Item 4

Create a sustainable and inclusive downtown through the development of world-class amenities

Long-term investments in capital projects, including new parks, public spaces, streetscapes, and a renewed riverfront, can help ensure that the downtown environment supports an active tourist and business economy, while also creating a climate that supports future residential development. Simple investments in seating, lighting, and greenery are important ways of signalling that the downtown is well-maintained, active, and thriving. Capital projects should evolve from near-term activations and improvements, with support from an ongoing active program calendar in the downtown and on the riverfront.





River Heritage Park



Downtown streetscape

Place

Invest in critical capital improvements in the heart of downtown, including two-way streets, new pedestrian safety amenities, lighting, and street trees. Implement recommendations from City's flood mitigation study.

Scale Up

Create new opportunities for mixed-use residential and commercial development, while encouraging a diversity of housing options that promote diverse and intergenerational communities.

Innovate

Seed the development and growth of small businesses, entrepreneurs, and makers by creating a new Innovation District and incentives to promote local talent.

Mobilize

Create a series of connections that link downtown Davenport to the Arsenal, Rock Island and surrounding neighborhoods. Develop a new regional cultural trail to support health and wellness while celebrating regional history.

Roadmap

Leverage the public realm to protect and attract new development and create an attractive downtown. Develop flood mitigation and riverfront design strategies.

Plan Release

January

Implement Quick-win Projects



Activate Parking Lots
Curbside Dining Program & Maintain
Reimagine Alleys
Support Two-ways & Complete Streets
Murals



Bus Station
MidAmerican Site
YMCA
Mississippi Plaza
Harrison Ramp
Bank Building
Riverwatch
Kraft
Expand Incentives

Act on Inclusion & Equity

Set "Catalysts" in Motion

Equity Task Force
Business Incentives
Downtown Ambassadors
Workforce Development
Build Entrepreneurial Ecosystem



Strategies Matrix



PLAYFUL, CONNECTED & PROTECTED

Enhance the downtown public realm and infrastructure and create a more resilient riverfront



LIVABLE

Make downtown an attractive, welcoming place for residents and families



INNOVATIVE

Create an entrepreneurial ecosystem focused on attracting jobs, talent, inclusivity, and innovation



INCLUSIVE

Create a diverse, equitable, and inclusive downtown through the design and programming of the public realm, fostering a small business entrepreneurial ecosystem, and creating varied housing options



CELEBRATED

Define Downtown Davenport's identity and brand within the region as an unconventional, inclusive, and unforgettable destination

BACK TO BASELINE
6-18 Months

PLAYFUL, CONNECTED & PROTECTED

1. Develop principles for the riverfront that balance flood protection with world-class design and work to embed these principles in the City's ongoing engineering study
2. Support the conversion of 3rd and 4th streets to two-way streets
3. Activate select alleys in the Downtown
4. Create a Downtown mural arts program with key local and regional partners
5. Establish parklets & outdoor dining program geared towards small retailers
6. Develop events programming, with outdoor films, music, and other activities
7. Track federal funding opportunities and apply (CARES act, etc.)

LIVABLE

1. Establish a hospitality program to continue enhanced cleaning and maintenance services
2. Establish a downtown residents working group to help shape and improve the quality of life for downtown residents
3. Enhance lighting and improve perceptions of safety
4. Continue streetscape and complete streets initiatives
5. Identify key sites for dog parks in the downtown, leveraging city-owned land and irregular parcels

INNOVATIVE

1. Establish entrepreneurial ecosystem with financial tools, mentoring, coaching, and other identified sets of assistance
2. Work with the owner of Mississippi Plaza to explore leasing and redevelopment strategies

INCLUSIVE

1. Establish an equity & inclusion working group focused on creating a more welcoming and inclusive downtown
2. Establish a downtown community ambassadors program that can link people to services, including homeless services, workforce development, and mental health and well-being, working with key partners
3. Create a small business grant/loan program targeted at supporting M/WBEs, and link to entrepreneurial ecosystem programming
4. Convene a youth summit to better shape opportunities for access to downtown resources
5. Celebrate communities of color and ethnic diversity through coordinated arts, culture, and entertainment programs

CELEBRATED

1. Increase branding and marketing efforts to attract residents, businesses, and visitors to Downtown

MEDIUM-TERM
2-5 Years

PLAYFUL, CONNECTED & PROTECTED

1. Complete flood plain improvements and review City resiliency recommendations
2. Reallocate roadway space to bicycles and pedestrians on downtown streets and introduce traffic calming measures
3. Create rotating gateway sculptures at the Arsenal and Centennial Bridges
4. Explore pedestrian bridge for permanent access to Modern Woodmen Park and leverage entertainment to activate riverfront.
5. Enhance public spaces for events, activities, and public art in front of the Figge Museum, River Music Experience, and other institutions
6. Celebrate key gateways by adding lighting and other improvements under the railroad tracks
7. Redesign RiverCenter South entry plaza
8. Make the pedestrian core of 3rd Street into an activity street at the heart of downtown

LIVABLE

1. Redevelop the former YMCA site as a residential mixed-use development
2. Increase mixed-income housing offerings in the Downtown

INNOVATIVE

1. Support property owners in retrofitting existing office spaces to meet current market demand
2. Create a dedicated capital program to actively support conversion and build-out of underutilized spaces (institutional, theater spaces) for retail spaces as revolving loan or larger grant program
3. Enhance broadband infrastructure in the Downtown
4. Initiate a master planning process for the former Kraft site with a focus on light-manufacturing, maker spaces, and innovation
5. Establish an incentive program for remote workers in key growth industries to move to the Quad Cities
6. Work with local schools and universities to develop a Downtown Innovation Challenge focused on fostering young entrepreneurs

INCLUSIVE

1. Expand and grow small business grant/loan program targeted at supporting M/WBEs, while creating opportunities for business mentorship
2. Implement Silos to Solutions Affordable Housing Plan
3. Diversify cultural representation in the downtown
4. Create more pipeline opportunities for youth engagement and empowerment

CELEBRATED

1. Develop a downtown wayfinding system highlighting key sites and cultural institutions
2. Strengthen the identity of the northeastern end of Downtown as a loft district
3. Create a coherent identity for the west end of Downtown as a mixed-use arts district

LONG-TERM
6-10 Years

PLAYFUL, CONNECTED & PROTECTED

1. Redesign and redevelop Lafayette Park as an interactive play and recreation area
2. Redesign 2nd Street as a “sponge” street with stormater management elements
3. Create a Cultural Trail that connects to Rock Island and creates a loop around the Downtown
4. Create Blackhawk Square, a gateway plaza and destination at 3rd and Pershing in front of the Blackhawk Hotel
5. Define a riverfront serpentine pathway with strategic connections to the Downtown

LIVABLE

1. Redevelop the Ground Transportation Center as a mixed use residential, commercial, and institutional complex
2. Continue to incentivize mixed-use development

INNOVATIVE

1. Attract an institutional partner to establish a satellite research program focused on Technology and Innovation
2. Create an Innovation District in the southwestern part of downtown and establish spaces for small businesses and entrepreneurs

INCLUSIVE

1. Grow a workforce development hub and entrepreneurship center adjacent to the Scott County Courthouse
2. Integrate universal design lens into all infrastructure and streetscape projects
3. Create lasting partnerships through strategic task force and coalitions

CELEBRATED

1. Support mechanisms for regional cooperation that can provide a framework for shared funding and collaboration

Case Studies

We looked at 14 comparison cities. They al
investments in their riverfronts and street
development spurred by those projects.

Boise
Cedar Rapids
Chattanooga
Cincinnati
Des Moines
Fargo
Grand Rapids
Greenville
Indianapolis
Kansas City
Omaha
Peoria
Rochester (MN)
Tulsa



ll have one thing in common: Substantial
s, with a high return on investment and



Case Studies
Chattanooga, TN



21st Century Waterfront

As part of efforts to revitalize the City of Chattanooga's downtown, River City Company, an economic development group, pushed forward an ambitious plan to redevelop over 130 acres of its waterfront along the Tennessee River. Dubbed the 21st Century Waterfront, this enhanced network of public spaces and cultural institutions activated through various events and public art installations has re-focused attention on the waterfront as a place to live, work, play and learn. The rebuild of Chattanooga's riverfront has attracted over $1 billion in adjacent private investment.



Renaissance Park

Located in downtown Chattanooga, Renaissance Park is a 23.5-acre wetland park built on a former industrial site. The park, formerly a brownfield field site, is an example of how polluted waterways and habitat can be returned to its native ecosystem.

Case Studies
Fargo, ND



Broadway Streetscape Enhancement

Downtown Fargo's Broadway Streetscape Enhancement Plan was a $10 million facelift of the City's main commercial and retail corridor. The goal was to create a more pedestrian-friendly design strategically incorporating new pavers, lighting, and implementing a road diet. This effort utilized funding from the Renaissance Zone program, which offers 5-year property and state income tax exemptions for qualifying projects.



Civic Plaza

As part of a mixed-use development known as Block 9, Skidmore Owings & Merrill (SOM) designed a public square to activate and reinforce the downtown commercial and civic connections. The gathering plaza has been coupled with a building that includes residential, office, hotel, and retail spaces.

Case Studies

Tax Abatements



Fargo, ND
Renaissance Zone

The City of Fargo's growth strategy envisioned a more walkable, livable, and inclusive downtown. Acting to implement this vision, the City's downtown revitalization plan included aligning major capital improvements along key corridors within the Renaissance Zone. The Renaissance Zone, associated with Renaissance Zone Funds, has attracted $93 million in new investments since 1999. Incentives to attract investment include several five-year tax exemptions; on property taxes for new development or rehab; on income tax for business or investment properties up to $500,000 per year; and, on personal income tax liabilities for up to $10,000 on residential purchases.



Kansas City, MO
Tax Abatement Incentives

Since 2012, nearly $2.2 billion in development investments have occurred in downtown Kansas City. Chapter 100 Bonds provide real and personal property tax exemptions for up to 10 years through a sale-leaseback bond structure. The Planned Industrial Expansion Authority (PIEA) and Chapter 353 Programs provide real property tax abatements on improvements (75% for 10 years; 37.5% for 15 years) to assist in removal of blight and blighting conditions. To facilitate development, a Sales Tax Exemption on construction materials can be provided on certain projects.

Revolving Loan Funds



Cedar Rapids, IA
CVNB Main Street District Revolving Loan Fund

The Czech Village/New Bohemia Main Street District, an economic development non-profit, established a revolving loan fund administered by the East Central Iowa Council of Governments. The fund is aimed at assisting new and existing businesses within the Czech Village/New Bohemia (CVNB) Main Street District in business development and expansion efforts. It offers low interest loans for up to 10 years, in amounts of up to $25,000. The average loan awarded creates one job per $5,000. The funds may be used for working capital, machinery and equipment purchase, real property purchase, and/or tenant improvements.



Tulsa, OK
Brownfield Redevelopment Revolving Loan Fund

The City of Tulsa established a Brownfields Revolving Loan Fund (RLF) program which offers brownfield property owners low-interest loans to incentivize remediation of contaminated properties. Loan repayment terms typically range from three to five years, have up to 2.5% interest rates, and a cost match of 20% may be required. As loans are repaid, funds are returned to the RLF to re-lend to other borrowers. Currently, the Brownfields RLF has approximately $1.3 million available for brownfield cleanup projects.

Case Studies

TIF



Des Moines, IA
Metro Center

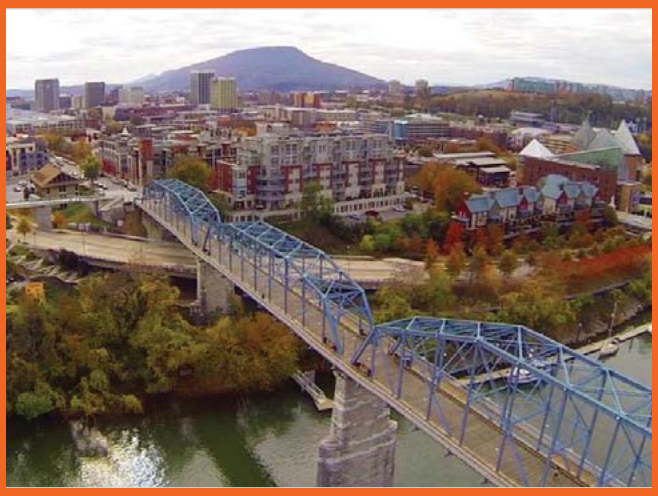
The City of Des Moines utilized tax increment financing, or TIF, funds within Metro Center to facilitate the development of the Iowa Events Center (2012), Wellmark Corporate Campus (2011), and Riverpoint West mixed-use development (2016), among other projects. Presently, the downtown has a frozen base value of $396 million, and a current taxable value of $1.9 billion. At least 25% of available TIF revenue must be returned to taxing districts, as per City policy.



Greenville, SC
Downtown TIF Districts

Greenville's revitalization efforts included establishing three TIF districts in the downtown area. The TIF districts were able to attract nearly $1.5 billion in private investment to downtown Greenville, including ONE Greenville (2015), a mixed-use hub home to CertusBank and Clemson University's MBA program. The Viola Street TIF District was retired in 2016 as it achieved its revitalization goals ahead of schedule.

Innovation Districts



Innovation District of Chattanooga

Chattanooga's Innovation District is aimed at facilitating the transformation of former industrial/warehousing districts through enhancing transit access, and rehabilitation of historic buildings. The Innovation District was designated in 2015 to capitalize on public high-speed internet ("the Gig") and attract a mix of startups, business incubators, and local accelerators. The district is anchored by Edney Innovation Center, a 10-story collaborative center with accelerator and office spaces. It has catalyzed Downtown growth, including residential population increase, unemployment decrease, and declining retail vacancies.



Grand Rapids SmartZone Finance Authority

The Grand Rapids SmartZone Local Development Finance Authority (LDFA) was designated in 2002 to attract and foster technology-based startups within "Medical Mile" corridor. An incremental tax capture mechanism is used to invest in infrastructure, property acquisition, and business accelerator support services (networking, mentoring, training). Partners include Grand Rapids Community College, Grand Valley State University, The Right Place Inc. and Van Andel Research Institute. Approximately $2 billion in private investment in Medical Mile corridor since inception.

Case Studies

CARES Act Grants

Nationwide

CARES Act grants, administered by the US Economic Development Administration, are available to local governments, universities, and non-profit organizations, and can be used to fund 80-100% of eligible project costs.

- Grant considerations include:
  - Applicant taxing and/or borrowing capacity
  - Extent of economic impact of COVID-19 in region
  - Thresholds for elevated needs based on relative economic distress in region
- Applications are now being accepted on a rolling basis
- Funds available through September 2022

Eligible Uses of CARES ACT

- Construction of water and water-related infrastructure
- Public buildings
- Telecommunications infrastructure
- Innovation grants
- Capitalization/ recapitalization of revolving loan funds

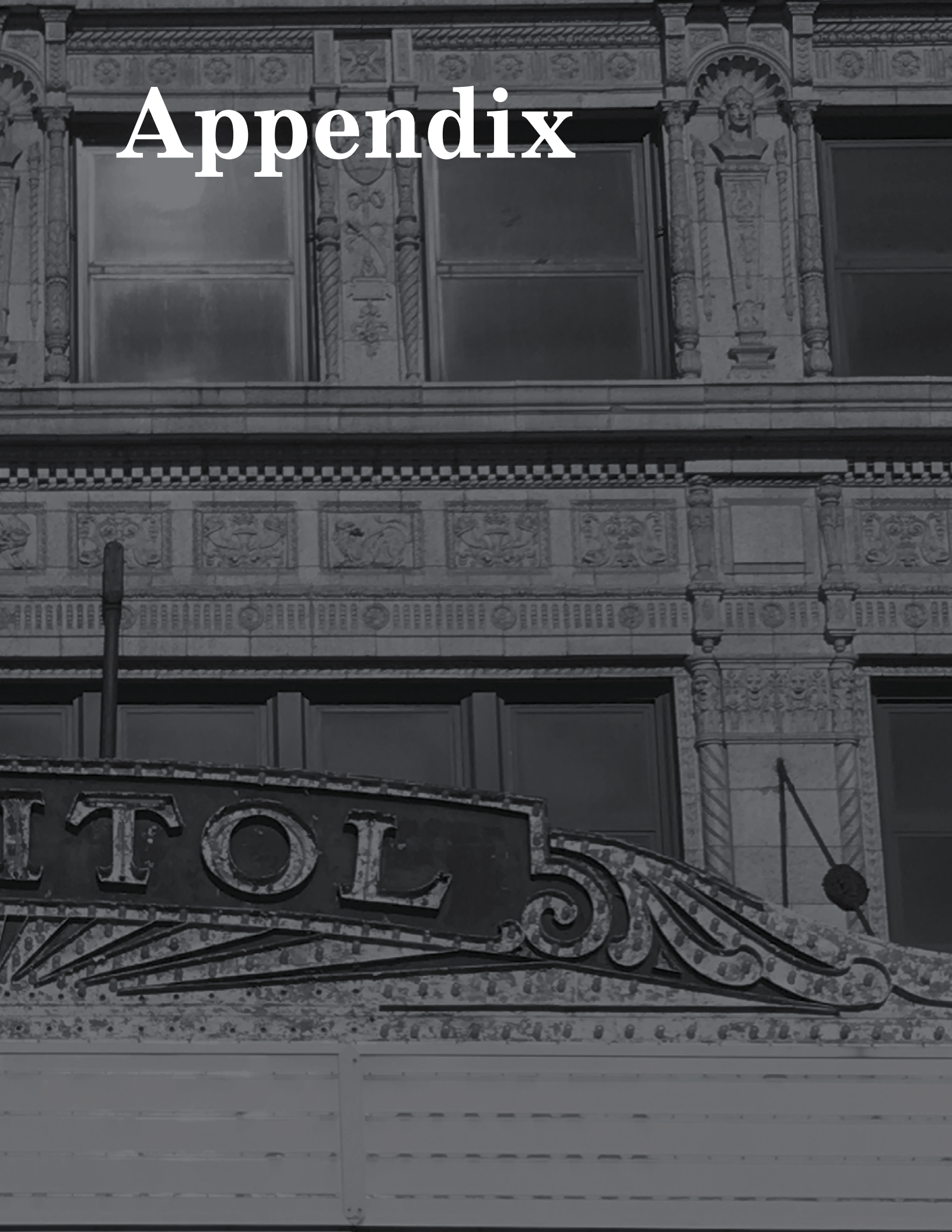
Investment priorities for CARES ACT Grant Funds

- Recovery and resilience
- Critical infrastructure
- Workforce development and manufacturing
- Exports and foreign direct investments
- Opportunity Zone development

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CAP

Appendix



Public Engagement

Perception Survey

In July 2020, DDP launched an online perception survey that received 550+ responses. The input from this survey helped to shape the overall vision for Davenport 2030, and guide the future approach to placemaking, mobility, and public safety in the downtown.

In this section, we provide a summary of key takeaways from the survey:

- Over 50% of respondents are Davenport residents.
- A high proportion of respondents (46%) are very likely to recommend Davenport to a friend.
- Top 5 reasons for visiting the downtown (listed 1 to 5)
    - Dining/Culinary/Restaurants
    - Festivals and events
    - Theaters/Concerts/Arts
    - Breweries/Distilleries
    - Nightlife
- Over 37% of respondents rated the pedestrian experience of downtown as 8 or above.
- About 97% of respondents had visited the riverfront. Further, 41% rated the riverfront with an 8 or higher.
- Visitors to the downtown found it easy to navigate. About 75% of respondents stated they used a car to get to the downtown.
- A majority of respondents stated public transit needs improvement.
- Most visitors to the downtown are coming in the evening.
- Downtown is seen as generally safe.
- Activities that would resume post-COVID shut-down coincided with Top 5 activities. Safety measures include outdoor seating, limited entry, and sanitizer.



Davenport Cultural Trail





Lafayette Park

REGIONAL LOOP

Capitol Theatre

3rd St Co

Centennial Gateway

DOWNTO

Figge Plaza

Ellis Cou RMI

Centennial Bridge





LK Park

Adler
re

Blackhawk
Square

WN LOOP

K
Square

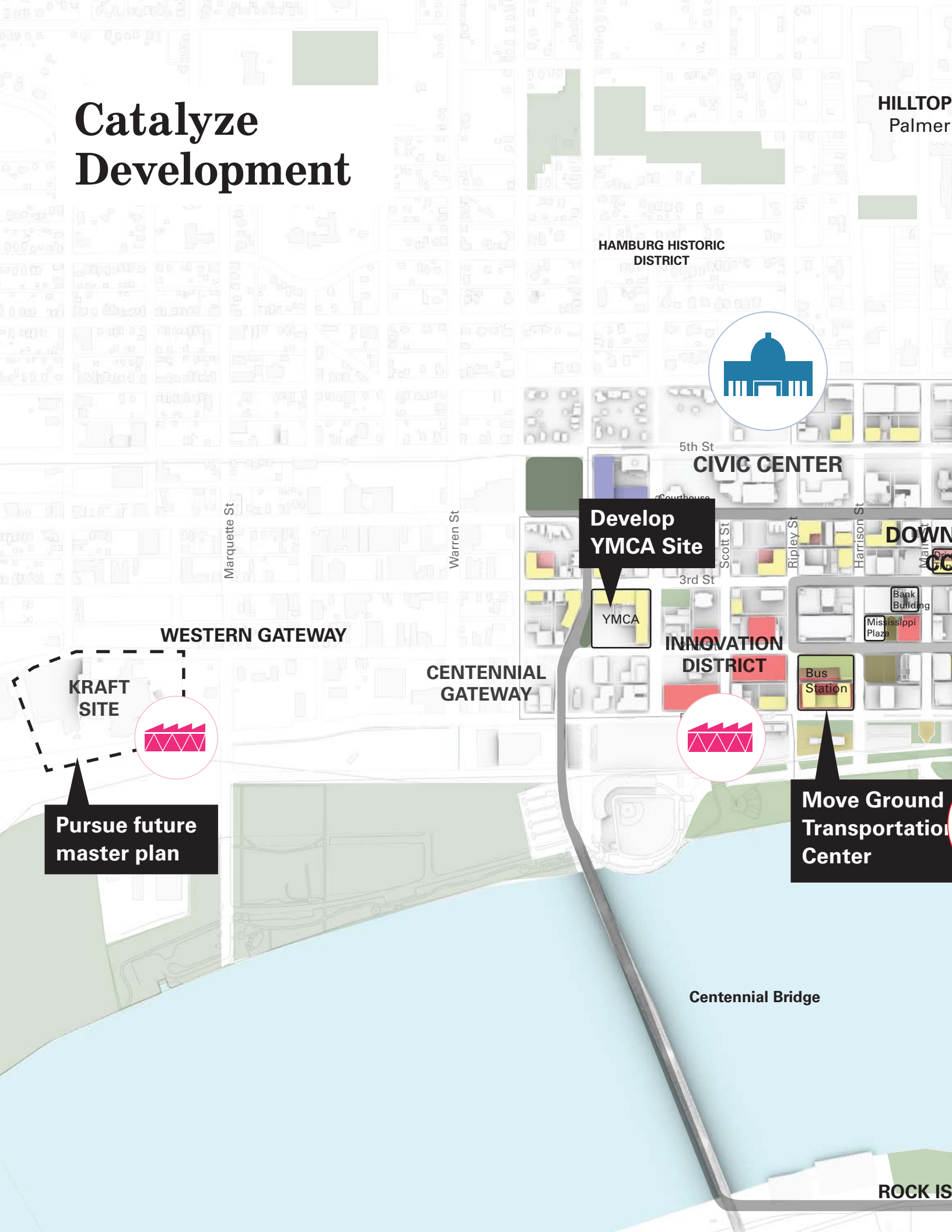
Bechtel Park

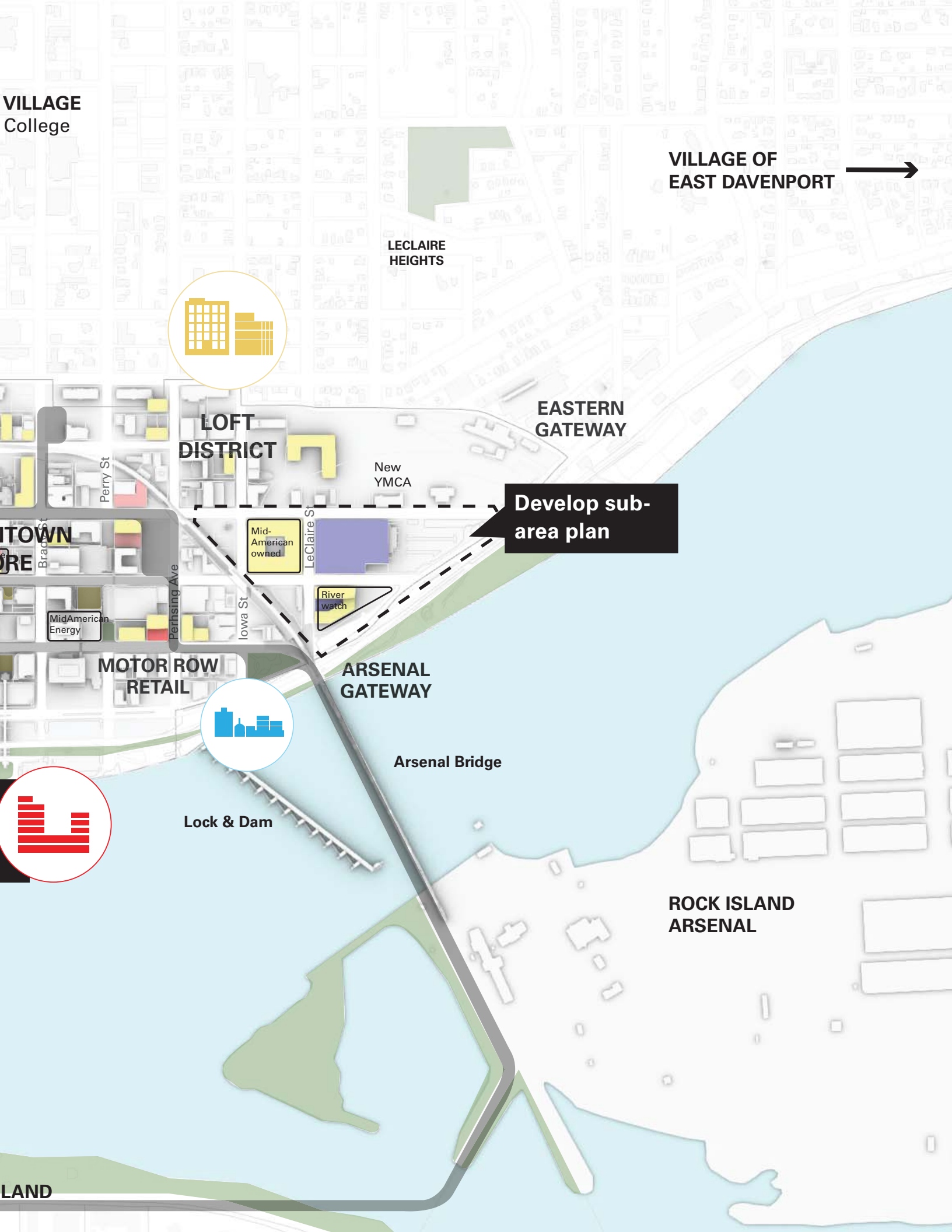
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Arsenal Bridge

Lock & Dam

Catalyze Development




VILLAGE
College
VILLAGE OF
EAST DAVENPORT
LECLAIRE
HEIGHTS
LOFT
DISTRICT
EASTERN
GATEWAY
New
YMCA
Develop sub-
area plan
Perry St
Brady St
Pershing Ave
Iowa St
LeClaire St
Mid-
American
owned
River
watch
MidAmerican
Energy
MOTOR ROW
RETAIL
ARSENAL
GATEWAY
Arsenal Bridge
Lock & Dam
ROCK ISLAND
ARSENAL

Two-way Conversion Criteria

Research and practice suggest a variety of factors that need to be considered prior to two-way conversion. The following criteria have been extracted from *Converting One-way Streets to Two-way: Managing Traffic on Main Street* by John D. Edwards. Following the criteria description is a summary of the current conditions in Downtown Davenport and whether the criteria is met.

In addition to the list of informal criteria, the following plan reflects changes made after careful review and feedback from Davenport Public Works Staff.

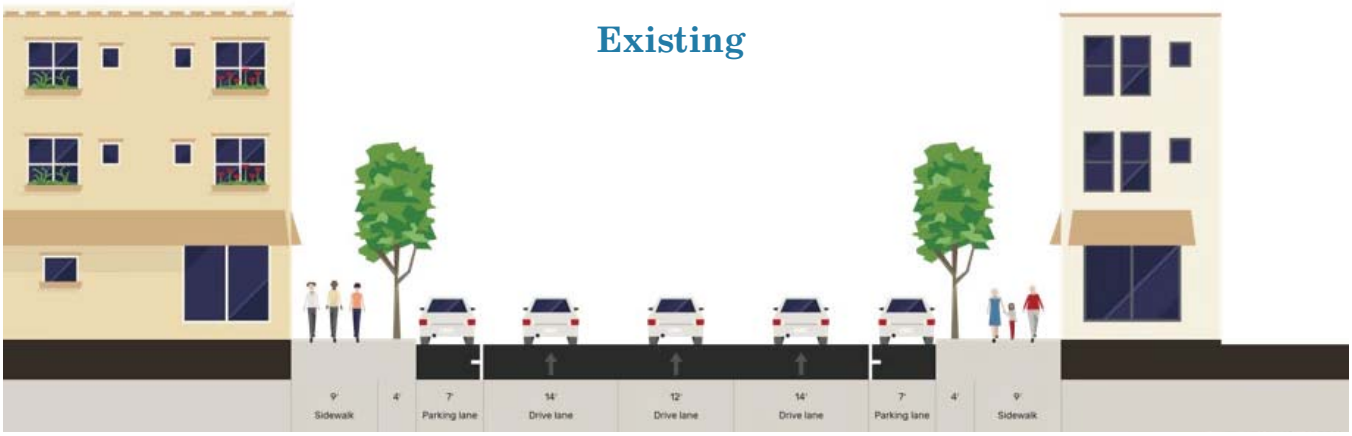
* The information on this spread has been adapted from a separate study

CRITERIA	DAVENPORT CONDITION	CRITERIA MET?
Will it help revitalization efforts? Two-way traffic is typically very helpful for recovering retail districts. A survey of 25 communities was conducted where all experienced reductions in vacant first floor space and some reported substantial private investments following the two-way conversion. Caution should be used when the area is heavy office, warehouse, and/or industrial with heavy peak hour traffic.	Davenport has experienced growth over the past decade in retailing, restaurants, and first floor uses but these corridors are still in transition as part of an overall downtown revitalization effort. Within the downtown, a mix of office, retail, and residential uses mitigates heavy peak hour traffic.	✓
What type of traffic flow? Two-way traffic is helpful when the traffic flow includes destinations within the corridor. If most traffic is through-way traffic with few people stopping at downtown destinations, then the conversion may have little impact on revitalization.	Particularly in the downtown area, numerous destinations exist along both 3rd and 4th Streets. Offices, residences, government centers, convention facilities, restaurants, and retailers are found along both corridors.	✓
What is the traffic volume? If both streets exceed 15,000 vehicles per day with no reasonable by pass route, then the conversion may increase congestion.	According to Iowa Department of Transportation Average Daily Traffic (ADT) volumes, the peak ADT along 3rd Street is 11,000 and 9,300 along 4th Street with less volume east and west of the downtown core. In addition, River Drive (U.S. Highway 67) functions as a bypass route for the downtown.	✓
How wide is the street? Street width should be sufficient to accommodate the two-way traffic and on-street parking.	The typical width of 3rd Street and 4th Street is 55-feet. This dimension accommodates two moving lanes of traffic with a dedicated left turn lane, two dedicated bike lanes, and parallel parking along both sides of the street.	✓

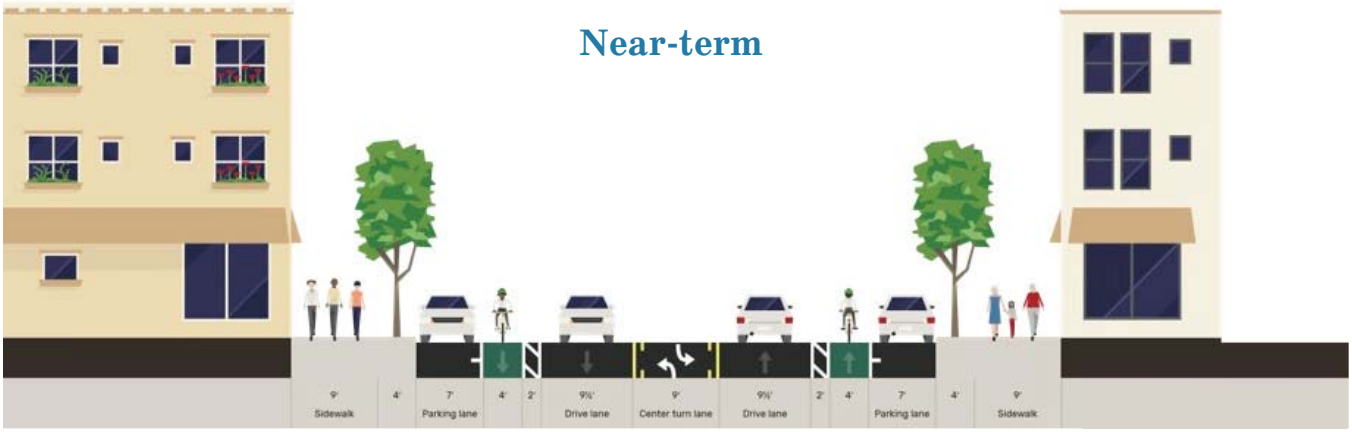
* The information on this spread has been adapted from another study

3rd Street
Phasing

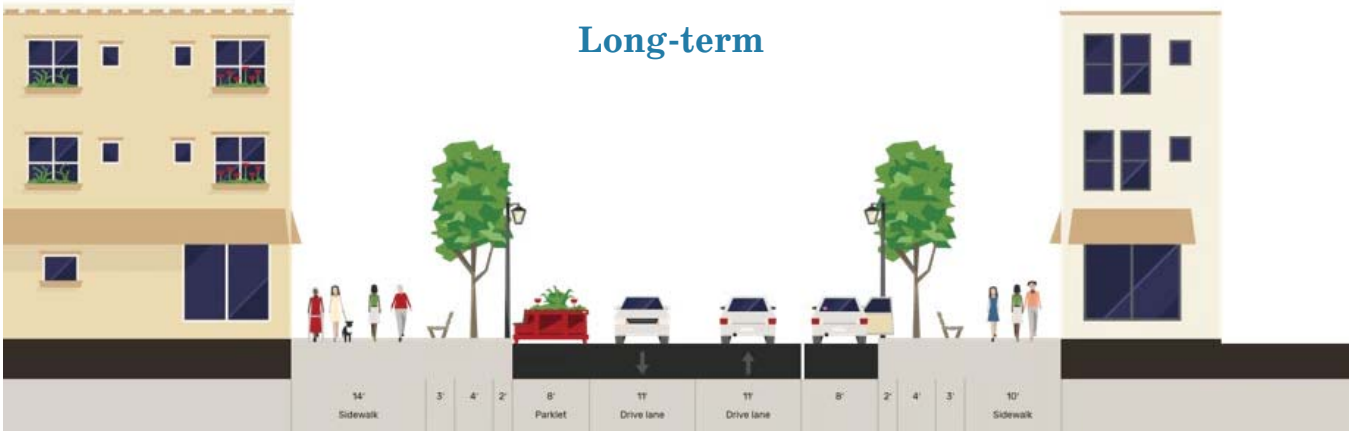
Existing



Near-term

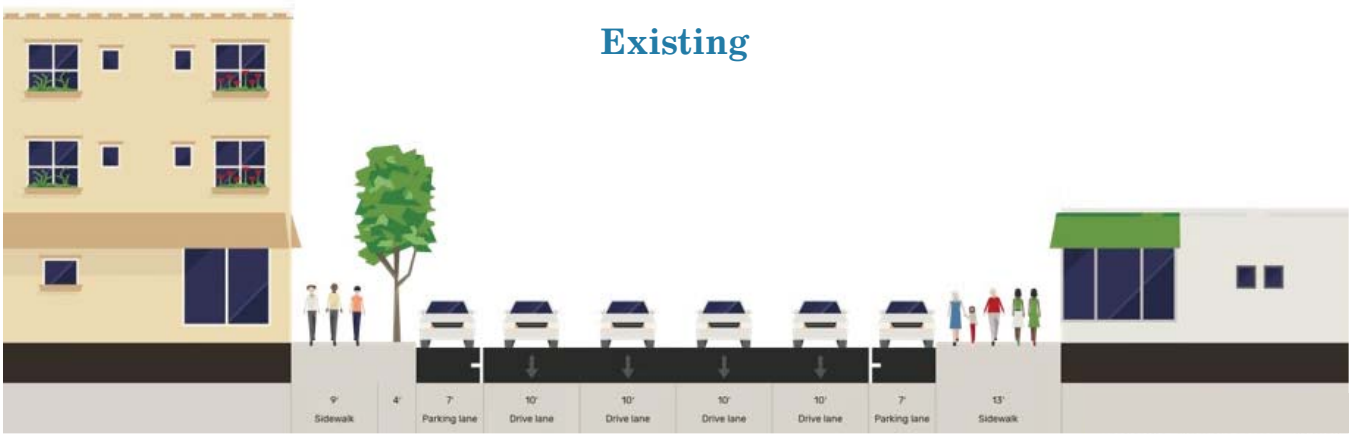


Long-term

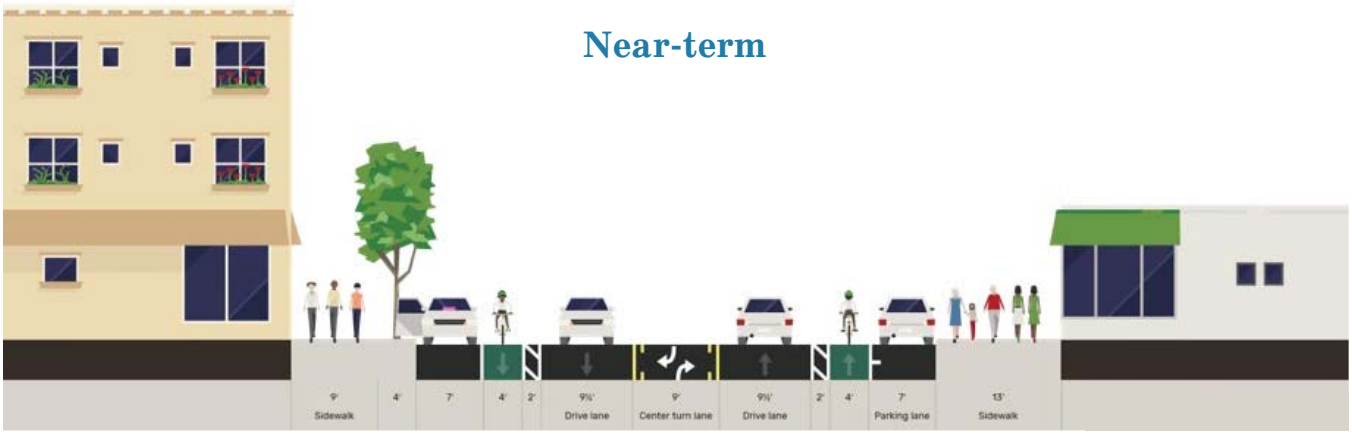


4th Street
Phasing

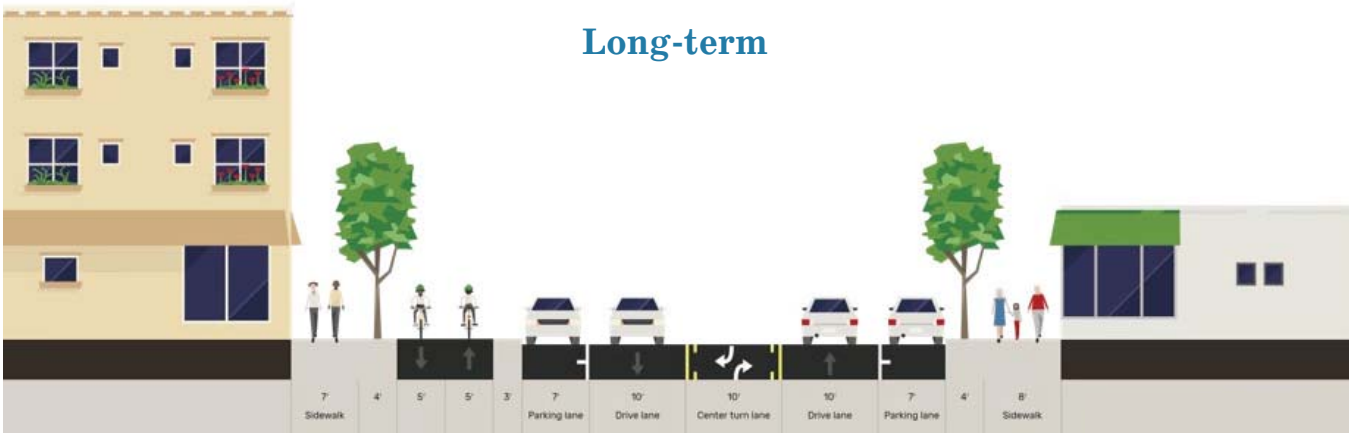
Existing



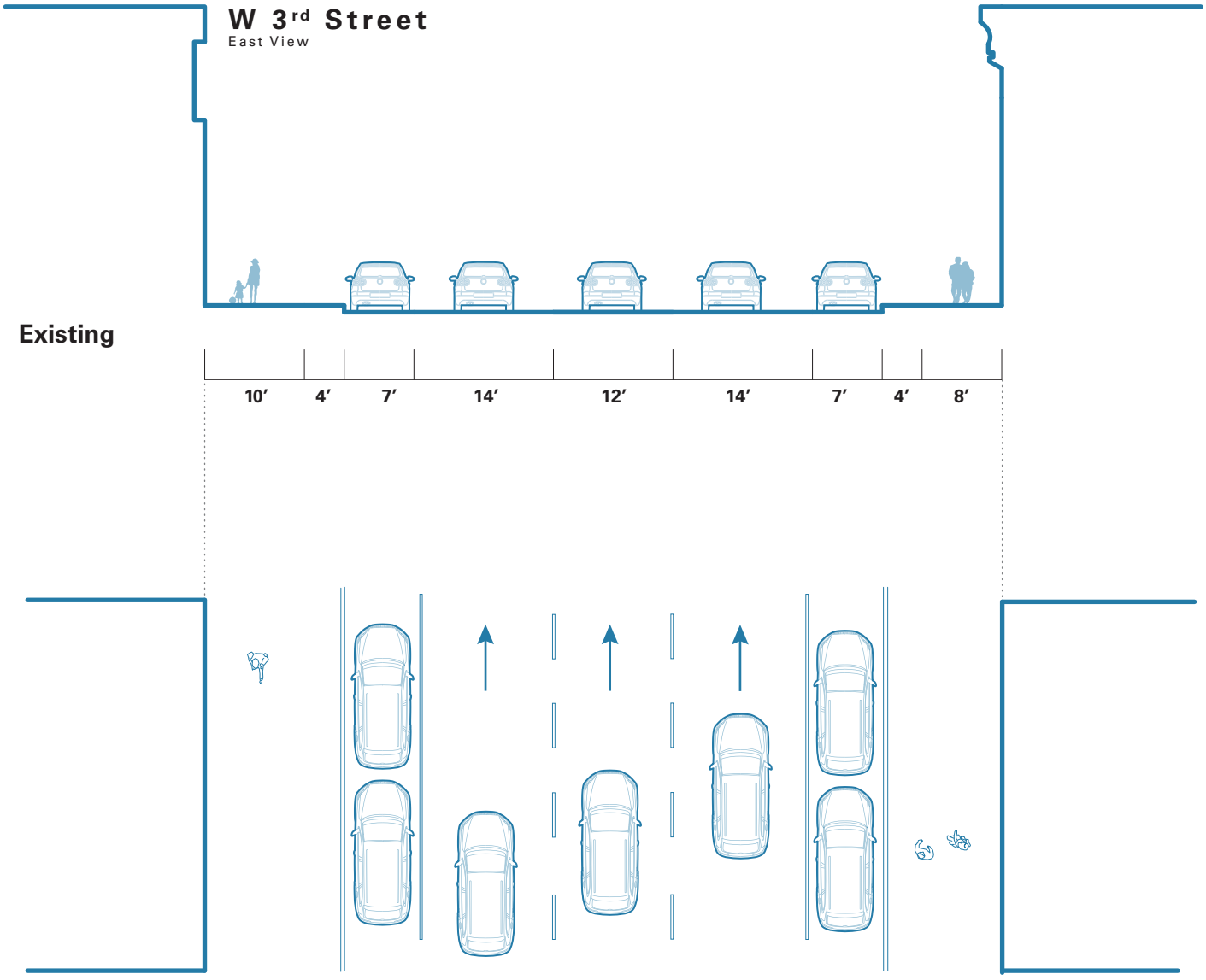
Near-term



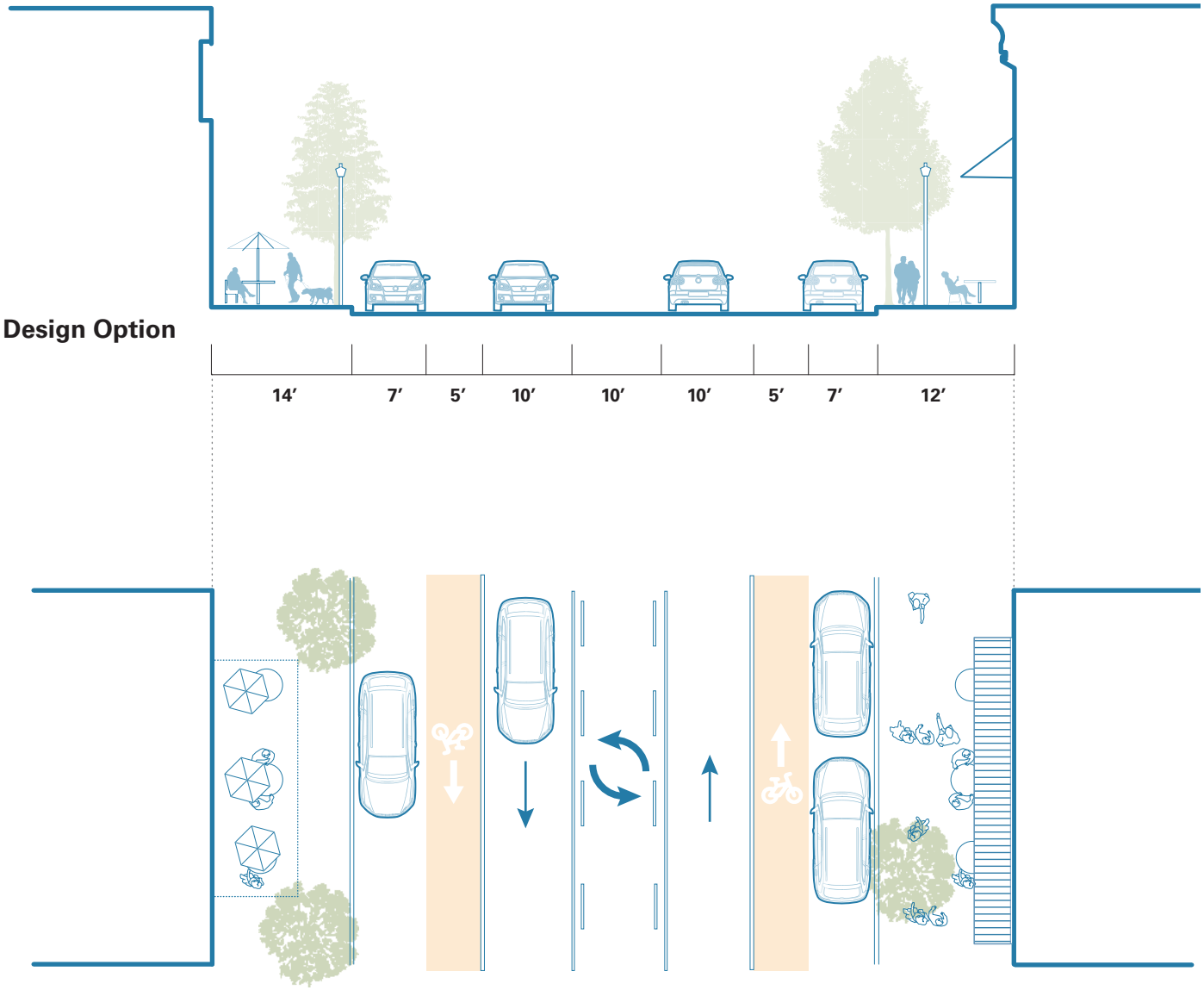
Long-term



3rd Street
Complete Street

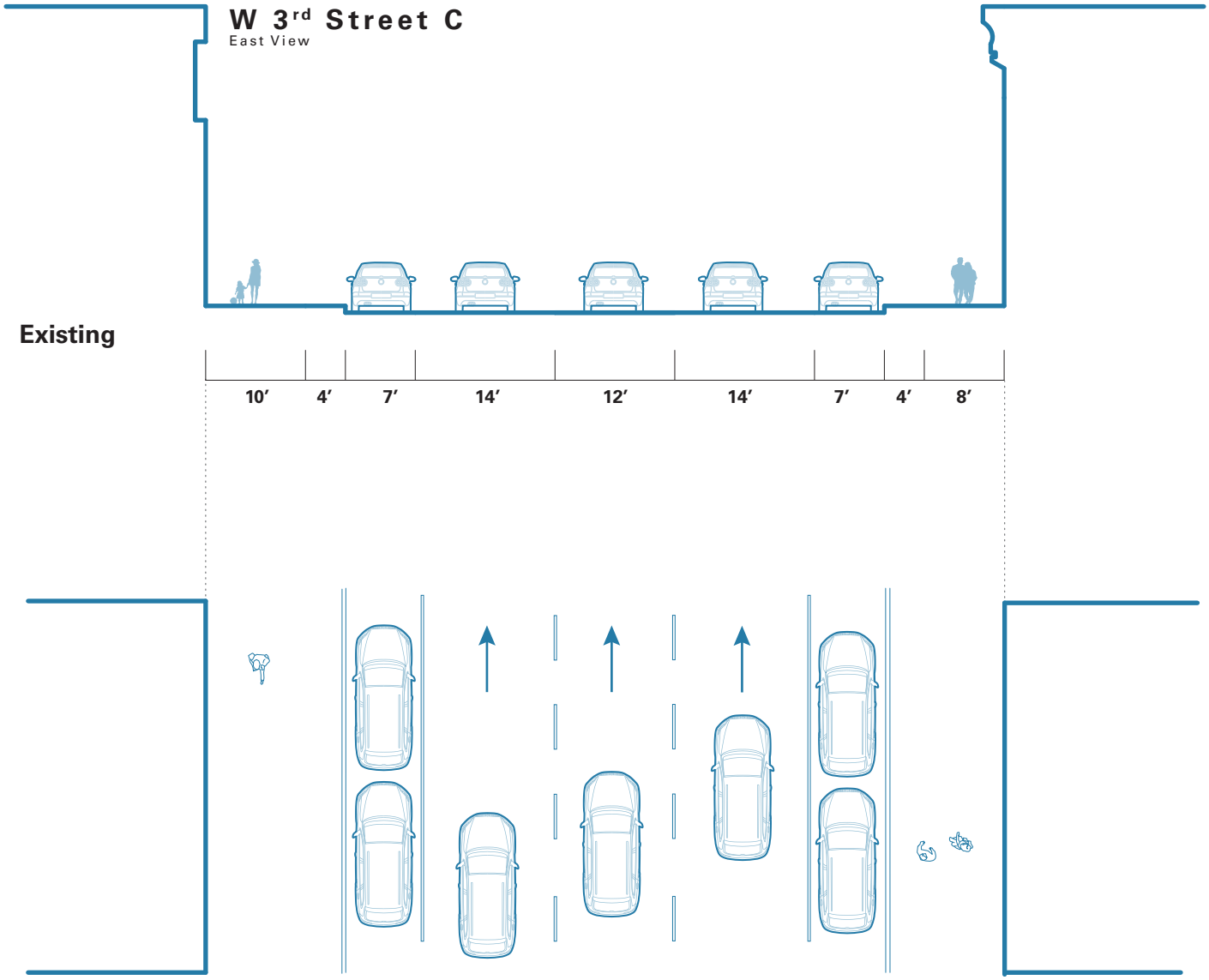


Design Option

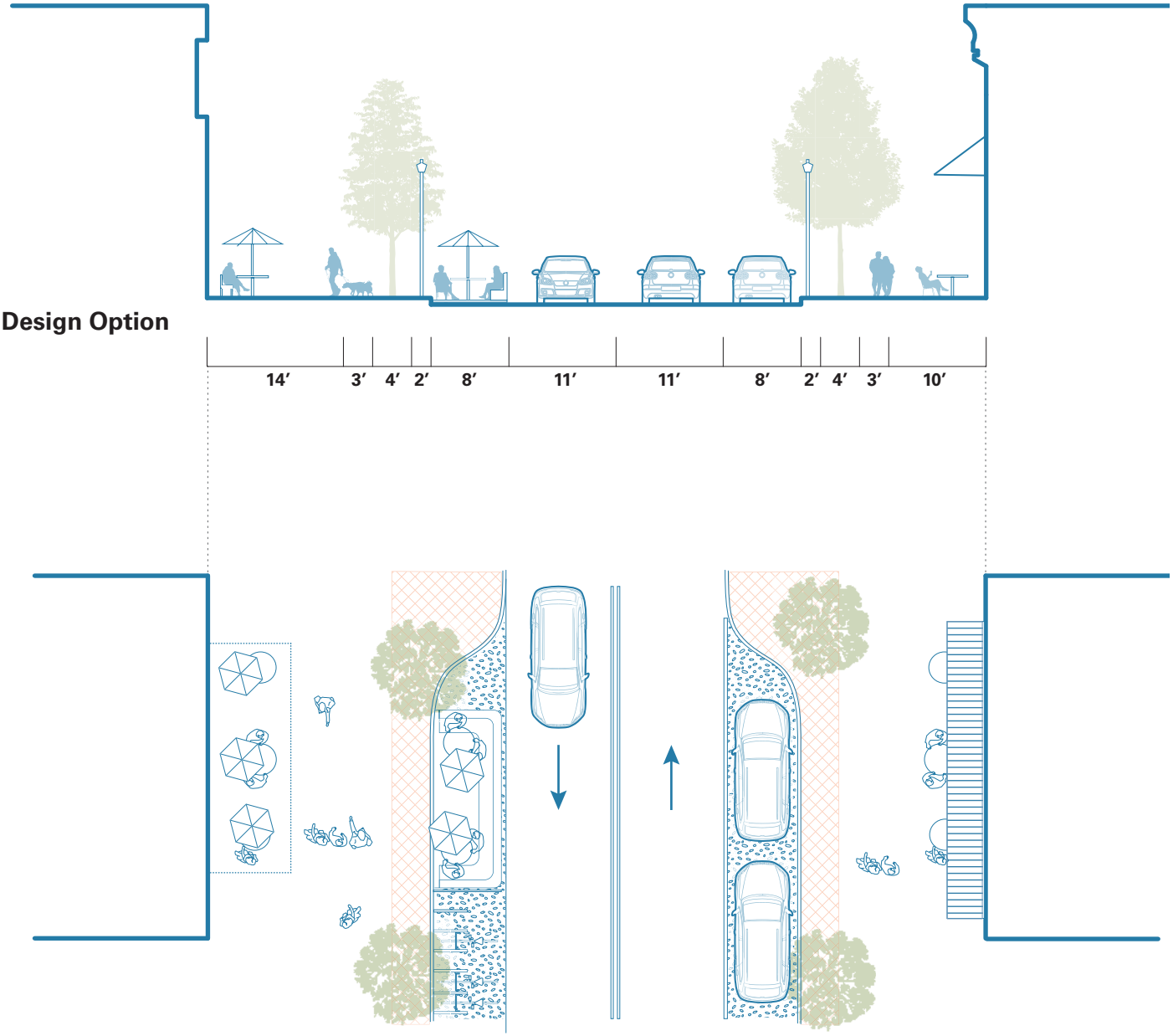


3rd Street
Activity Street

Long-term Option

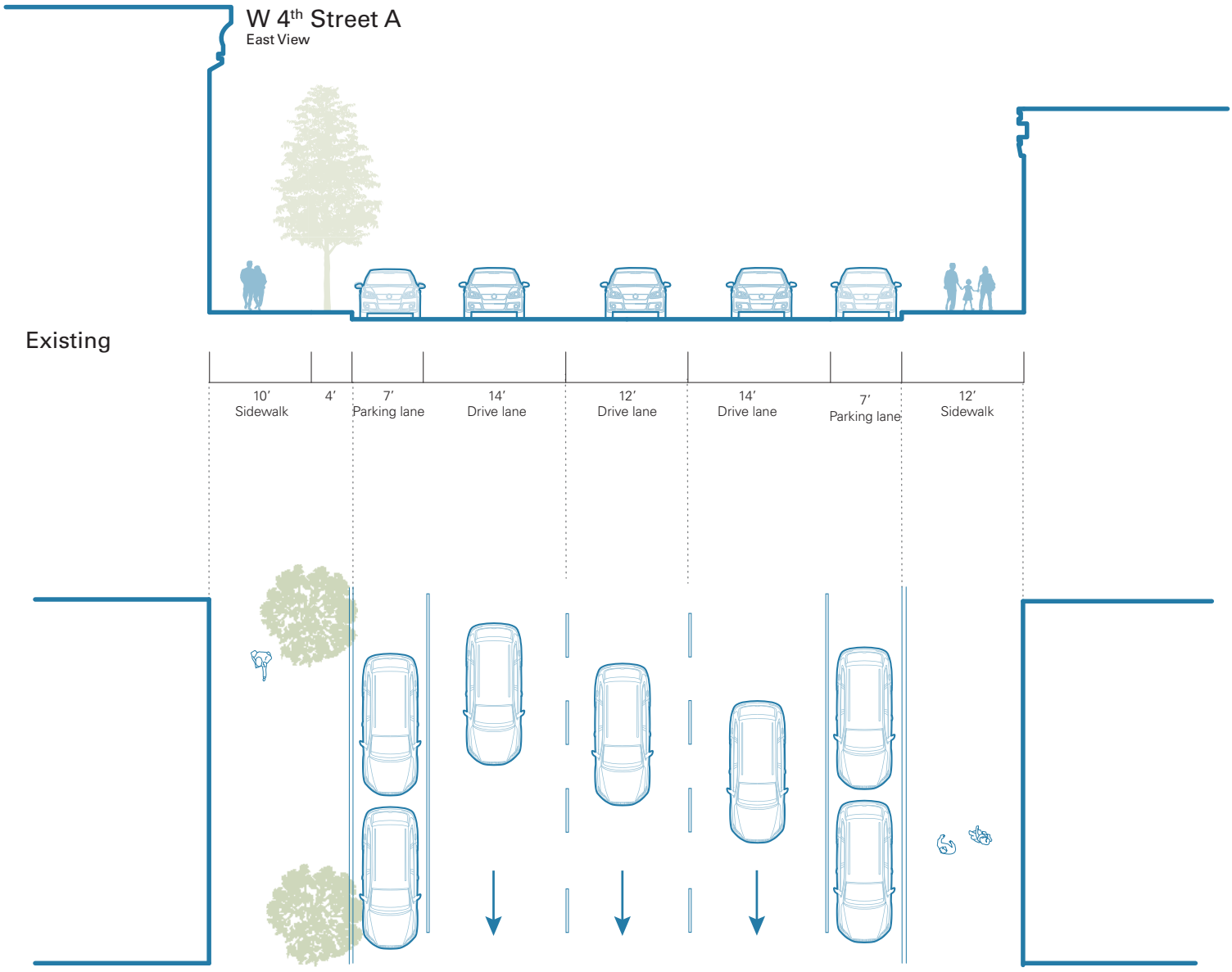


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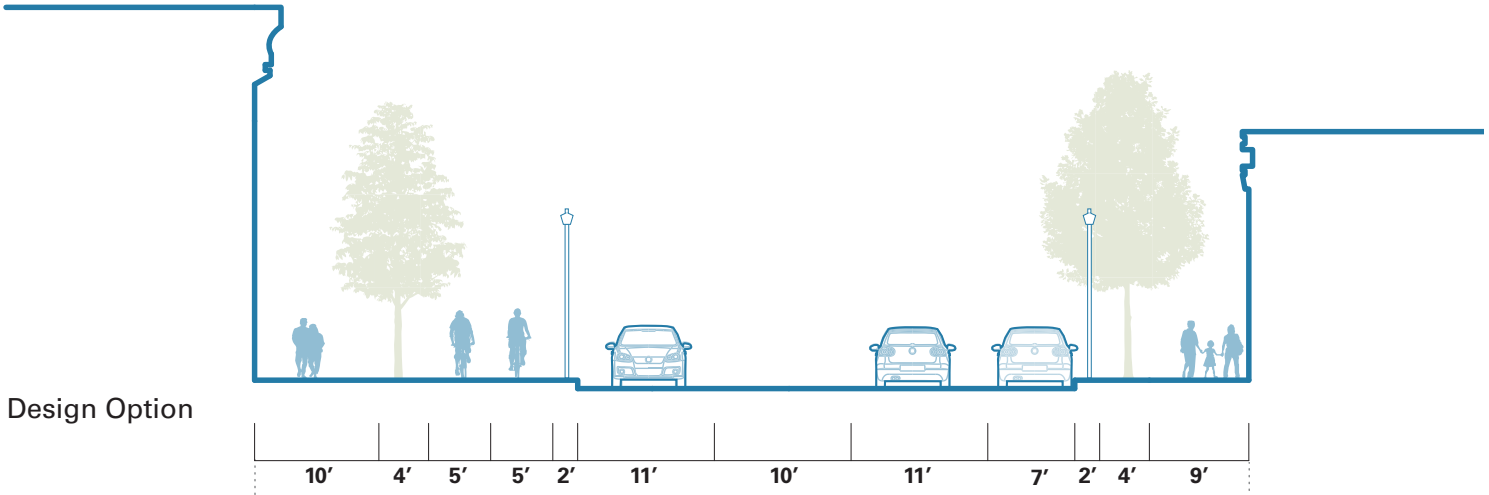


4th Street
Cultural Trail

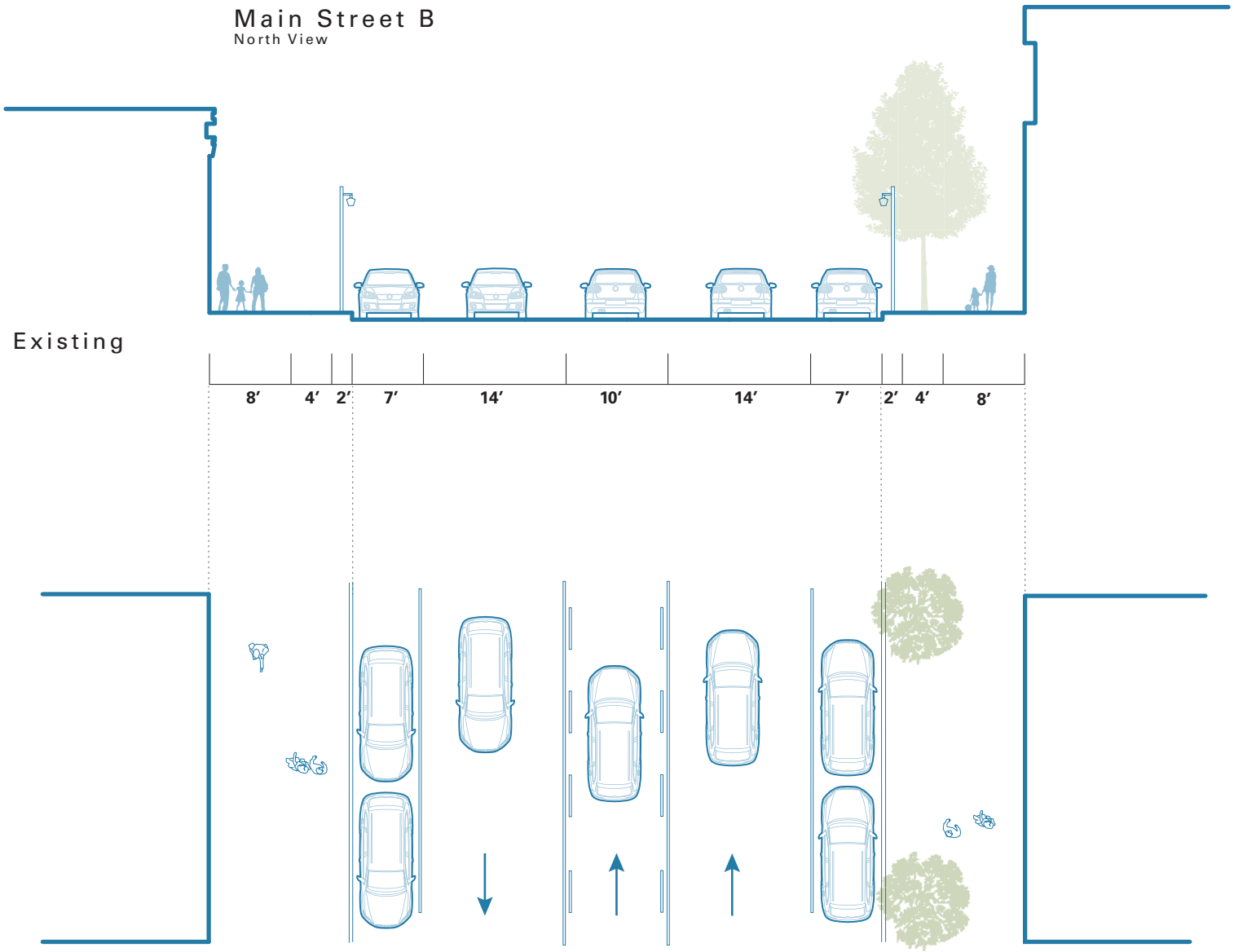
Long-term Option



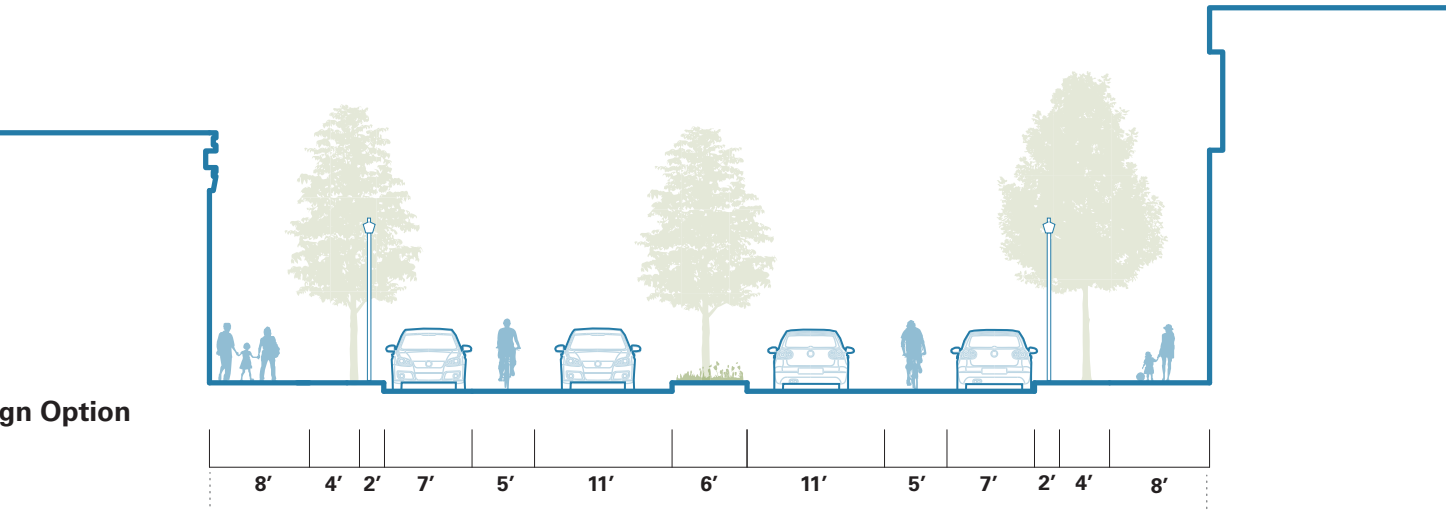
Design Option



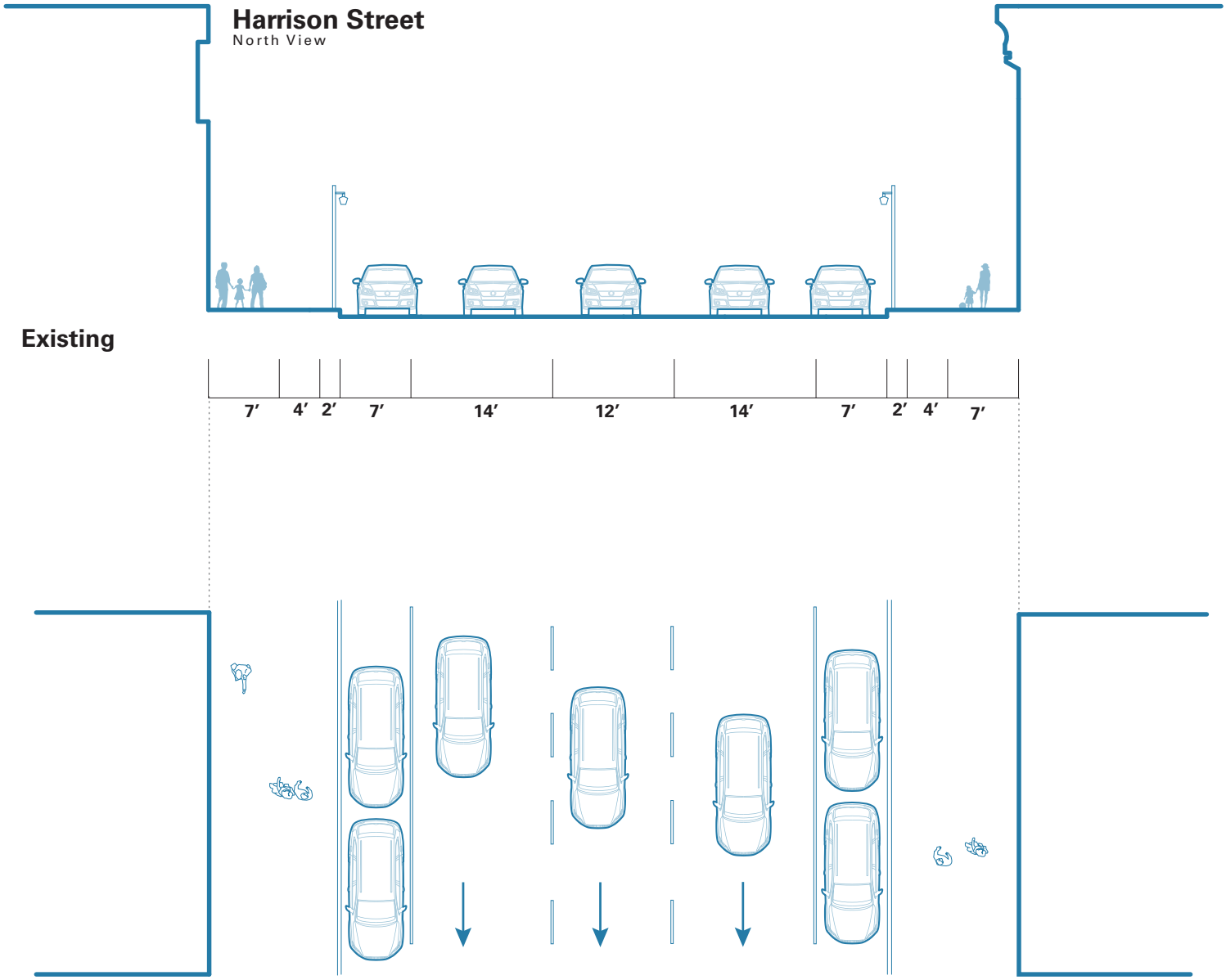
Main Street
Boulevard

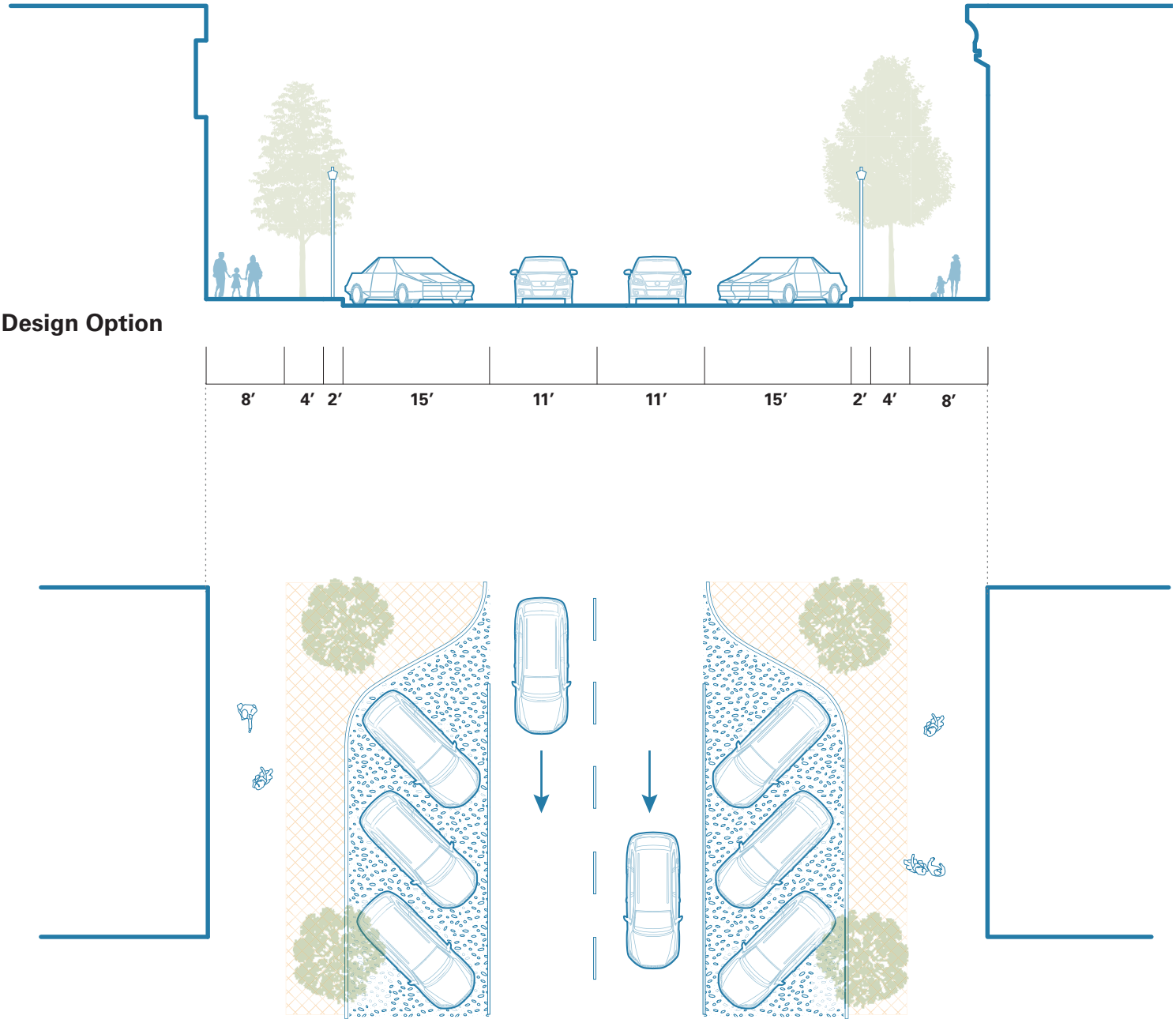


Design Option



Brady/Harrison
N-S Corridor





Design Option

Traffic Volumes

Lane Capacity Criteria

- All streets carry ≤12,000 vehicles per day
- Design to manage speeds by minimizing pavement and lane width
- Look at turning movements to inform intersection design.

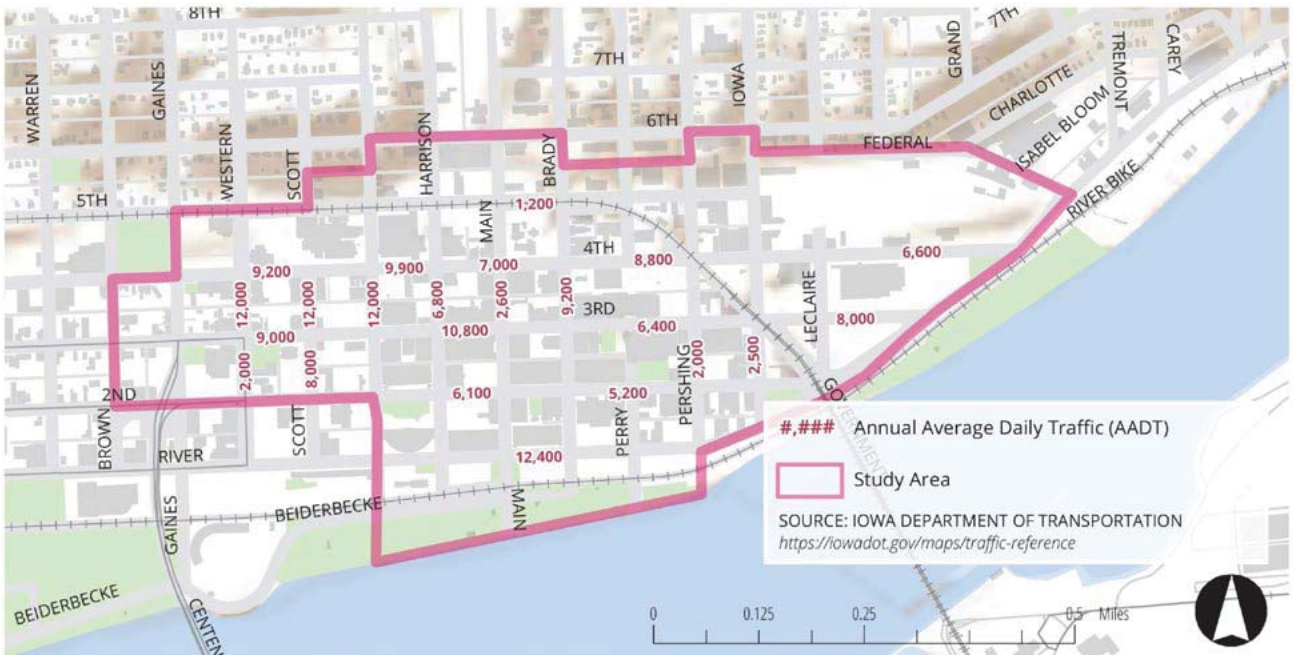
Criteria for 2-lane/2-way downtown segment

	Level of Service			
	B	C	D	E
AADT (vpd)	12,500-14,500	14,500-17,000	16,500-18,500	18,500-21,000
Average travel speed (mph)	> 20	> 15	> 12	> 9

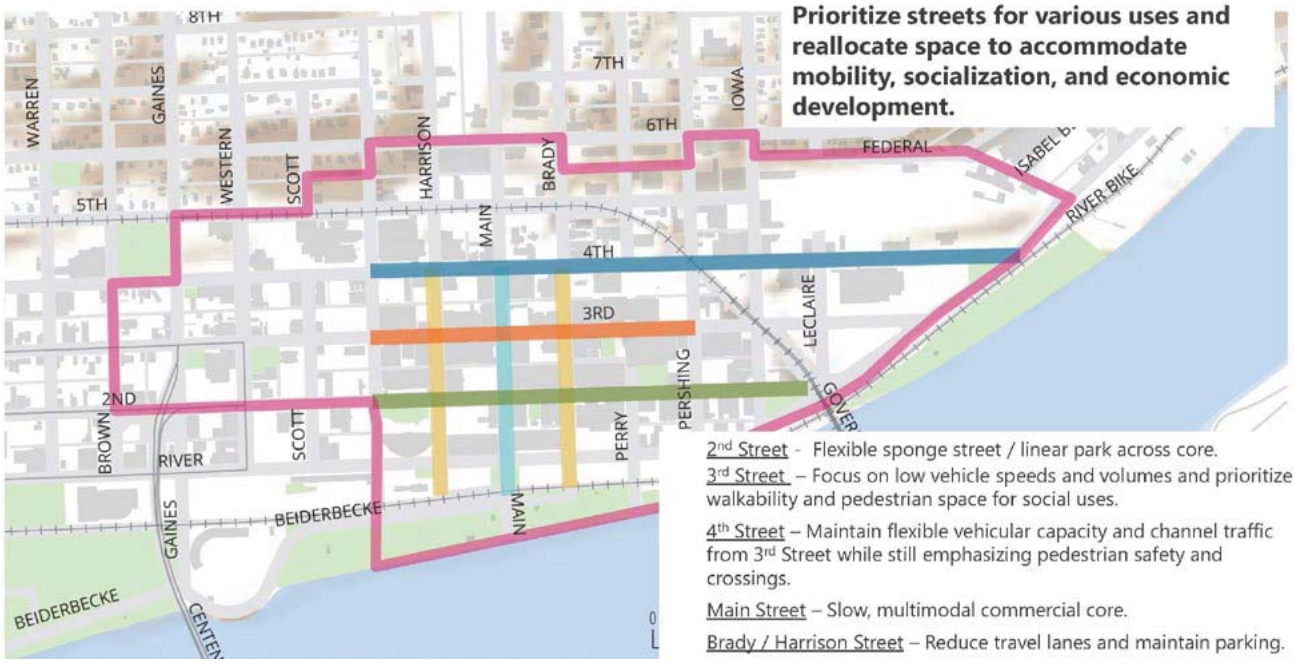
Adapted from Federal Highway Administration's Simplified Highway Capacity Calculation Method, 2017

- Consider left-turn lane when >750 vpd
- Consider right-turn lane when >1500 vpd and > 3000 vpdpl on mainline

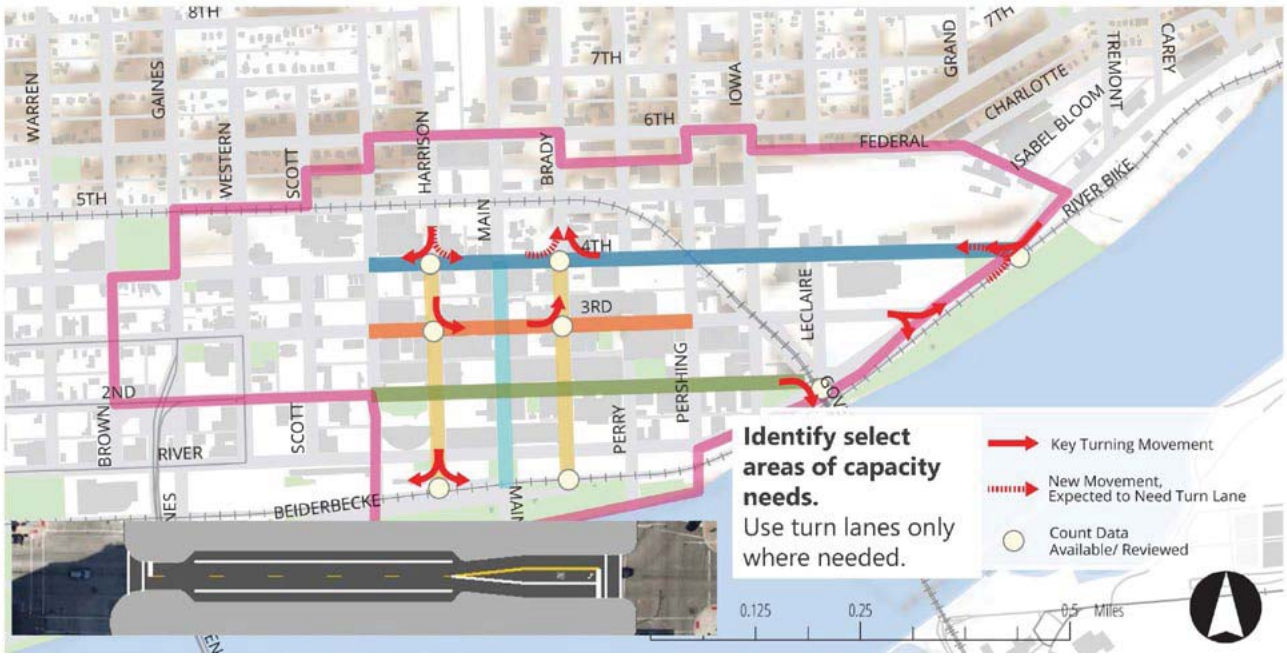
Daily Traffic Volumes



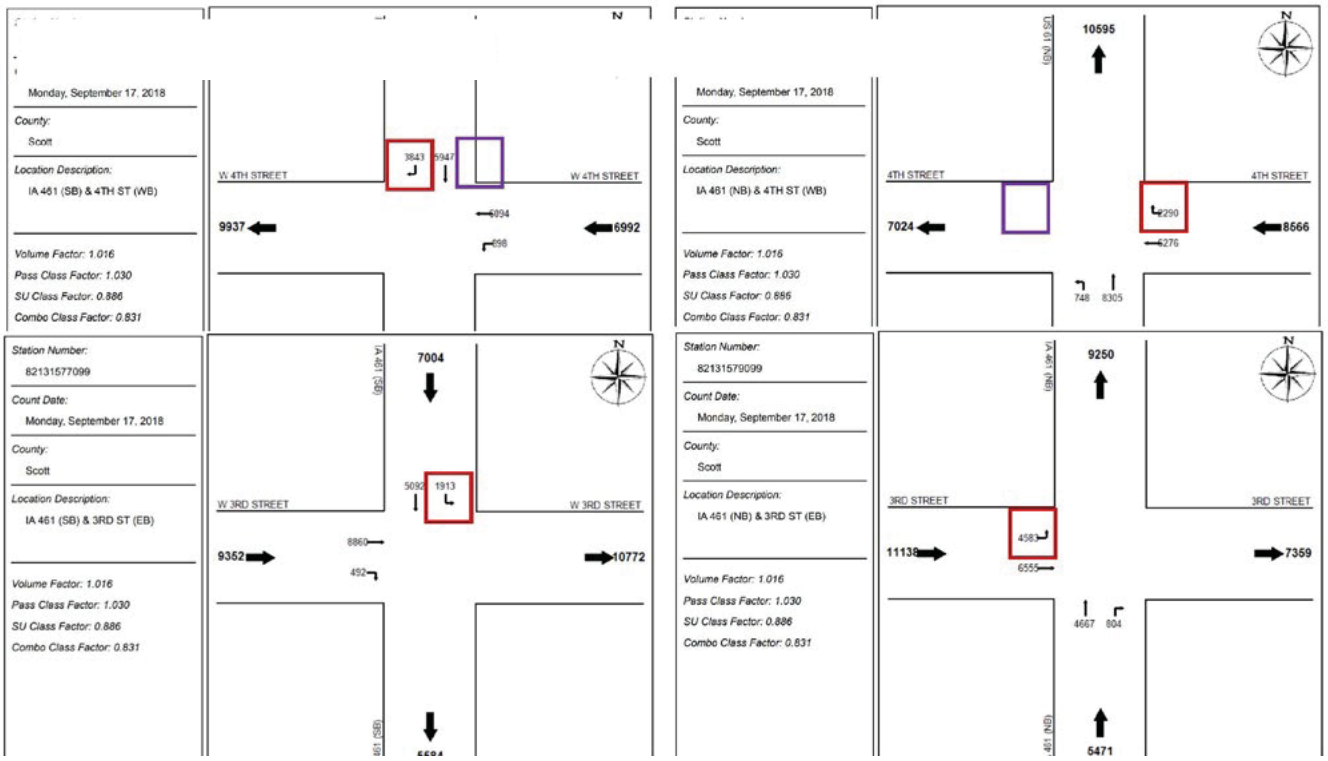
Street Network Strategies

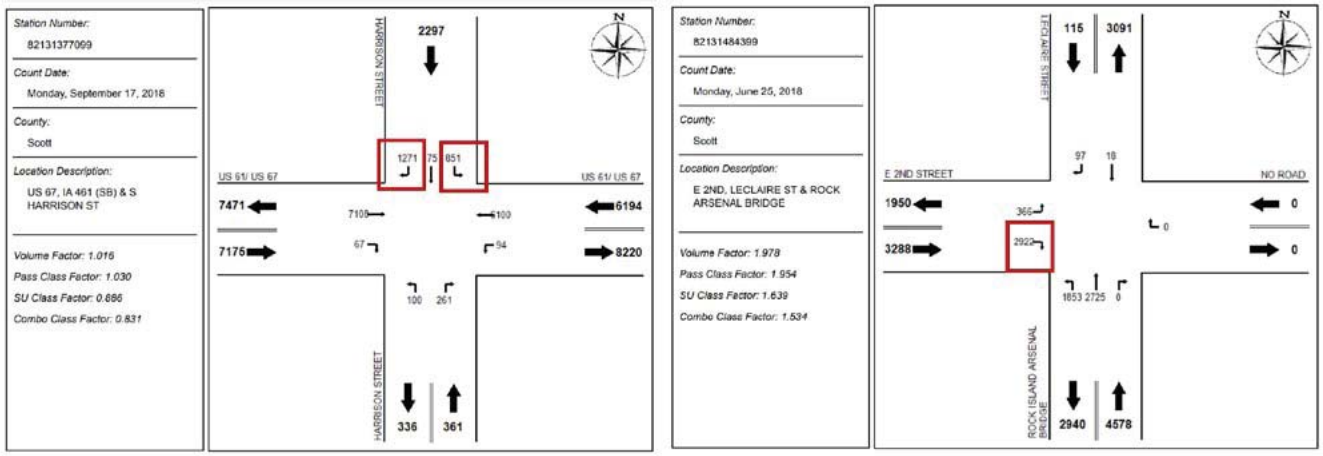


Key Turning Movements



Turning Movements





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City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jim Odean | 563-326-7739 **1/27/2021**

Subject:
Motion approving beer and liquor license applications.

A. Annual license renewals (with outdoor area as noted):

Ward 1

Hy-Vee #1 (Hy-Vee, Inc) - 3019 Rockingham Rd - License Type: Class E Liquor

Kwik Shop #579 (Kwik Shop, Inc) - 2805 Telegraph Rd - License Type: Class E Liquor

Kwik Shop #583 (Kwik Shop, Inc) - 3129 Rockingham Rd - License Type: Class C Beer

Kwik Shop #584 (Kwik Shop, Inc) - 3624 W Locust St - License Type: Class C Beer

Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St - License Type: Class C Liquor

Antonellas II, LLC (Antonellas II, LLC) - 421 W River Dr, Ste 5 - Outdoor Area - License Type: Beer/Wine

Dam View Inn (Vandamqc LLC) - 410 E 2nd St - Outdoor Area - License Type: Class C Liquor

Danceland (Danceland LTD) - 501 1/2 W 4Th St - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Kwik Shop # 593 (Kwik Shop, Inc) - 303 W Locust St - License Type: Class C Beer

Kwik Shop #577 (Kwik Shop, Inc) - 1732 Marquette St - License Type: Class C Beer

The Meat Market (Weetbruch Enterprises, Inc) - 1629 Washington St - Outdoor Area - License Type: Class C Liquor

Ward 5

Kwik Shop #578 (Kwik Shop, Inc) - 2242 E 12th St - License Type: Class C Beer

Ward 7

Ganzo's (Ganzo's, Ltd) - 3923 N Marquette St - Outdoor Area - License Type: Class C Liquor

Kwik Shop #586 (Kwik Shop, Inc) - 201 W 53rd St - License Type: Class C Beer

Kwik Shop #587 (Kwik Shop, Inc) - 1670 W Kimberly Rd - License Type: Class C Beer

Panchero's Mexican Grill (Fmdav, Llc) - 902 W Kimberly Rd, Ste 21- Outdoor Area - License Type: Class B Beer

Recommendation:
Pass the Motion.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	1/14/2021 - 3:27 PM
Public Safety Committee	Merritt, Mallory	Approved	1/14/2021 - 3:27 PM
City Clerk	Admin, Default	Approved	1/14/2021 - 5:36 PM

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/27/2021**

Subject:
First Consideration: Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Davenport Municipal Code to adopt the new Flood Insurance Study and flood maps, and to align the Ordinance with Iowa Department of Natural Resources and FEMA standards and regulations. [All Wards]

Recommendation:
Adopt of the Ordinance.

Background:
On June 26, 2019, the Federal Emergency Management Agency (FEMA) notified the City of Davenport of proposed modifications to the Flood Insurance Study and Flood Insurance Rate Maps for the City of Davenport. FEMA has determine that the proposed modifications are now considered final and will be effective as of March 23, 2021.

As a condition of continued eligibility of the National Flood Insurance Program, the City must amend the regulations in Chapter 15.44 entitled Flood Damage Prevention to meet the standards of the National Flood Insurance Act of 1968, as amended. The Iowa Department of Natural Resources has reviewed Chapter 15.44 and provided amendments that would ensure Davenport remains in compliance with both FEMA and State of Iowa regulations. The regulations are required to be adopted prior to March 23, 2021.

The amendments include:

- Adopting the new Flood Insurance Study and Flood Insurance Rate Maps
- Addition and amendments to definitions in Section 15.44.070
- Clarification on the standards for flood hazard reduction in all flood zones
- Clarification on flood hazard reduction standards in floodways
- Assigning an Administrator of the ordinance
- Changes the elevation datum used to National American Vertical Datum of 1988
- Reduces the cumulative damage period from 1978 forward to a rolling 10-year period

The regulations are required to be adopted prior to March 23, 2021.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance changes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/15/2021 - 3:03 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "FLOOD DAMAGE PREVENTION", BY AMENDING VARIOUS SUBSECTIONS THERETO.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That subsection 15.44.020 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding a new subsection (C) to read as follows:

C. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Iowa Department of Natural Resources.

Section 2. That section 15.44.060 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

15.44.060 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration through a scientific and engineering report entitled "The Flood Insurance Study for Scott County, Iowa No. 19163CV000C~~A~~ DATED March 23, 2021 ~~February 18, 2011~~," with accompanying Flood Insurance Rate Maps and any revision thereto are adopted by reference and declared to be a part of this chapter. The Flood Insurance Rate Map (FIRM) for Scott County and Incorporated Areas: ~~Map No. 19163CIND0A~~; City of Davenport: Panels 19163C00335G, 0340G, 0345G, 0355G, 0360G, 0365G, 0367G, 0370G, 0376G, 0378G, 0433G, 0434G, 0453G, 0454G, 0456G, 0458G, 0460G, and 0476G; ~~0335F, 0340F, 0345F, 0355F, 0360F, 0365F, 0367F, 0370F, 0376F, 0378F, 0456F, 05458F, 0460F and 0476F~~; dated March 23, 2021 ~~February 18, 2011~~, which were prepared as part of the Flood Insurance Study for is (are) hereby adopted by reference and declared to be the Official Floodplain Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this chapter.

Section 3. That section 15.44.070 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding new definitions or amending current definitions to be read as follows:

APPURTENANT STRUCTURE - Shall mean a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

EXISTING CONSTRUCTION - Shall mean any structure for which the start of construction commenced before the effective date of the first floodplain management regulations adopted by the community.

EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - shall mean a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-

built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - Shall mean the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FACTORY-BUILT HOME PARK - Shall mean a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

500-YEAR FLOOD - Shall mean a flood, the magnitude of which has a two-tenths percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every 500 years.

FLOODWAY - Shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (design storm) so that confinement of flood flows within the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot ~~result in increased flood levels and/or flow velocities~~.

HIGHEST ADJACENT GRADE - shall mean the highest natural elevation of the ground surface prior to construction next to the proposed walls of the structure.

LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area, including basement. An exception results when all of the following criteria are met:

a. The enclosed area is designed to flood, to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of Section 15.44.110C~~B~~ (please refer to FEMA Technical Bulletin No. 1 entitled "Openings in Foundation Walls and Walls of Enclosures"); and

b. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage; and

c. Machinery and service facilities contained within the enclosed area are protected from flood water to a height of at least one foot above the base flood elevation; and

d. The enclosed area is not defined as a "basement" in this section; and

e. Provided the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

In cases where the lowest enclosed area satisfies criteria stated in paragraphs a through d above, the lowest floor is the floor on the next highest enclosed area that does not satisfy the criteria above.

MAXIMUM DAMAGE POTENTIAL DEVELOPMENT - Shall mean hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.

MEAN SEA LEVEL - Shall mean, for the purposes of the National Flood Insurance Program (NFIP), the ~~National Geodetic Vertical Datum (NGVD) of 1929~~, National American Vertical Datum of 1988 (NAVD 88) or other datum, to which base flood elevations shown on the community's Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) are referenced.

MINOR PROJECTS - Shall mean small development activities (except for filling, grading, and excavating) valued at less than $500.00.

NAVD 88 - Shall mean National American Vertical Datum of 1988, which supersedes the National Geodetic Vertical Datum of 1929 (NGVD)~~, however, the NGVD is used for the existing FIRM~~.

NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - Shall mean a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES - Shall mean repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement to the structure or repair of a damaged structure. Such repairs include:

a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding.

b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

c. Basement sealing.

d. Repairing or replacing damaged or broken window panes.

e. Repairing plumbing systems, electrical systems, heating or air conditioning systems, and repairing wells or septic systems.

SPECIAL FLOOD HAZARD AREA - shall mean the land within a community subject to the base flood. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR and/or A99 ~~In the floodplain within a community subject to a one percent or greater chance of flooding in any given year~~.

SUBSTANTIAL DAMAGE - Shall mean damage of any origin sustained by a structure whereby the cumulative percentage of damage during a ten- year period, ~~since the City entered the regular program of the NFIP (3-1-1978),~~ the cost of which equals or exceeds 50% of the market value of the structure before the damage occurred regardless of the actual repair work performed.

WATER SURFACE ELEVATION - Shall mean the height, in relation to the ~~National Geodetic Vertical Datum (NGVD) of 1929~~, National American Vertical Datum of 1988 or other datum, where specified, of floods of various magnitudes and frequencies in the flood plains of riverine or other areas.

Section 4. That section 15.44.080 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows"

15.44.080 General standards for flood hazard reduction.

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine:

a. Whether the land involved is either wholly or partly within the floodway or floodway fringe; and

b. The Base Flood Elevation.

Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The application will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:

a. The bridge or culvert is located on a stream that drains less than two (2) square miles; and

b. The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

~~In all areas of special flood hazards the following provisions are required:~~

A. All new construction and substantial improvement including factory-built housing shall be:

1. Designed and adequately anchored to prevent flotation, collapse or lateral movement of the structure;

2. Constructed with materials and utility equipment resistant to flood damage;

3. Constructed by methods and practices that minimize flood damage;

4. Done in a manner that does not cause any net loss of flood plain and any diminishment of flood carrying capacity. This shall be accomplished by matching each cubic yard or fill dirt added to the site with a corresponding yard of fill dirt removed from another area of the property. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

B. All new and replacement water supply systems and/or sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

C. On-site waste disposal and water supply systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Water supply and/or waste water treatment facilities shall be provided with flood protection equal to or greater than one foot above the 100-year flood elevation.

E. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

F. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.

G. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

H. Structural flood control works such as levees, flood walls, etc., shall provide at a minimum, protection from a 100-year flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. Approval of such structural work shall also be obtained from the Iowa Department of Natural Resources.

I. No use and or development shall affect the capacity of conveyance of the channel or floodway of any tributary to the mainstream, drainage ditch or other drainage facility or system. In addition, such alterations must be approved by the Iowa Department of Natural Resources.

J. Detached garages, sheds, fences, flag poles and similar structures are exempted from the requirements of this chapter when all of the following conditions are met:

    1. The structure is not used for habitation;

    2. The structure has been designed to have a low flood damage potential;

    3. The structure is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters;

4. The structure is firmly anchored to prevent flotation which may result in damage to other structures and/or downstream; and

5. The structure's service facilities such as electrical and heating are elevated or floodproofed a minimum of one foot above the base flood elevation.

6. The structure shall be designed to how low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than one (1) foot above the Base Flood Elevation must be constructed of flood-resistant materials.

K. Any permanent exposed slopes or fills and any cut faces of earth excavation which are to be vegetated shall be no steeper than three feet horizontal to one-foot vertical.

L. Any and all development or man-made changes to improved or unimproved real estate shall utilize the principle of no net loss of flood plain with all fill being offset by corresponding grade reductions or cuts. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

M. Require that recreational vehicles placed on sites within Zones A1 - A30, AH and AE on a community's FIRM either: (i) be on the site for fewer than 180 consecutive days; (ii) be fully licensed and ready for highway use; (iii) meet the requirements of Section 15.44.120. A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

N. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated to a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determinations.

O. Residential Construction – All new or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation at least

18 feet beyond the limits of any structure erected thereon. All fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain. Alternate methods of elevating may be allowed subject to favorable consideration by both the City plan and zoning commission and the Iowa Department of Natural Resources. The alternative method selected shall be adequate to support the structure as well as withstand the various forces and hazards associated with flooding, increased flood heights and/or erosion, and shall meet the requirements of this chapter.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided a means of access that will be passible by wheeled vehicles during the Base Flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time. Consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

P. Nonresidential construction -

1. All new construction or substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

    a. A registered professional engineer or architect shall develop and/or review structural design specifications, and plans for the construction, and shall certify that the designs and methods of construction are in accordance with accepted standards of practice for meeting the applicable standards.

    b. Such certification shall be provided to and maintained by the official as set forth in Section 15.44.180.

2. If the structure is elevated through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

3. All new construction or substantial improvement that contains fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or meet and/or exceed the following criteria:

    a. A minimum of two openings having a total net opening of not less than one

square inch for every square foot of enclosed area subject to flooding.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

5. New and substantially improved structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities (including ductwork) elevated or floodproofed to a minimum of one (1) foot above Base Flood Elevation.

Q. Factory-Built Housing -

1. No factory-built housing shall be placed in a floodway ~~except in a factory-built home park or subdivision in existence prior to the adoption of this code~~ and shall meet the requirements of this chapter.

2. All factory-built homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

a. Over-the-top ties be provided at each of the four corners of the factory-built home, with two additional ties per side;

b. All components of the anchoring system be capable of carrying a force of 4,800 pounds; and

c. Any additions to the factory-built home be similarly anchored.

3. All factory built housing to be placed or substantially improved including those placed in a factory-built home park or subdivision in existence prior to the effective date of the chapter shall be elevated on a permanent foundation such that the lowest floor of the factory built home is a minimum one foot above the base elevation. If this grade is achieved through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, this requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

Section 5. That sections 15.44.090, 15.44.100, 15.44.110 and 15.44.120 of the Municipal Code of Davenport, Iowa, are deleted.

Section 6. That section 15.44.130 of the Municipal Code of Davenport, Iowa, shall be renumbered as 15.44.090 and shall read as follows:

15.44.090. Flood hazard reduction — Floodways.

In addition to the General Floodplain Standards, development within the floodway must meet the following applicable standards. The floodway is the portion of the floodplain which must be protected from development encroachment to allow the free flow of flood waters. Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway. Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Iowa Department of Natural Resources with sufficient technical information to make such determination.

~~Located within areas of special flood hazard established in Section 15.44.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and have erosion potential, the following provisions shall apply:~~

A. Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.

B. All development within the floodway shall:

   1. Be consistent with the need to minimize flood damage.

   2. Use construction methods and practices that will minimize flood damage.

   3. Use construction materials and utility equipment that are resistant to flood damage.

C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility system.

D. If subsection A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 15.44.080 ~~through 15.44.150~~ and shall be constructed or aligned to present the minimum possible resistance to flood flows.

E. ~~Prohibit the placement of any factory-built home except in a factory-built home park or subdivision in existence prior to the effective date of the chapter.~~ Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed in readily removable from the floodway within the time available after flood warning.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or related portion.

In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

H. Any fill allowed within the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary. All fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

I. Pipeline river or stream/creek crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood waters.

J. Any permanent exposed slopes of fills and any cut faces of earth which are to be vegetated shall not be steeper than three feet horizontal to one-foot vertical.

Section 7. That section 15.44.140 of the Municipal Code of Davenport, Iowa, shall be renumbered as 15.44.100.

Section 8. That section 15.44.150 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.110 to be read as follows:

15.44.110. Standards for subdivision proposals including factory-built home parks and subdivisions in all Special Flood Hazard Areas.

A. All subdivision proposals shall be consistent with the need to minimize flood damage.

B. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

D. Base flood elevation data shall be provided for all subdivision proposals and other proposed development which is intended for the construction of any structure.

E. Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the 100-year flood.

Section 9. That section 15.44.160 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.120 to be read as follows:

15.44.120. Nonconforming uses.

A. A structure or the use of a structure or premises which was lawful before the passage or amendment of the chapter but which is not in conformity with the provisions of this chapter may be continued subject to the following conditions:

1. No such use or substantial improvement of that use shall be expanded, changed, enlarged, or altered in a way which increases its non-conformity.

2. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this chapter. The department of construction and engineering shall notify the Administrator ~~designated official~~ in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.

3. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.

B. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except that if it is re-constructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety code specifications or regulations which have been identified by the Administrator ~~designated official~~ and which are the minimum necessary to assure safe living conditions, or the cost of any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Section 10. That section 15.44.170 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.130.

Section 11. That section 15.44.180 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.140 to be read as follows:

15.44.140. Permit procedures.

A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man0made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of materials and equipment, excavation or drilling operations), including the placement of factory-built homes. Application for a development permit shall be made to the Administrator designated official on forms furnished by the Administrator ~~him~~ and may include, but not be limited to the following: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required but not limited to:

A. Elevation in relation to mean sea level (NAVD88 ~~NGVD~~), of the lowest floor (including basement) of all structures and/or the elevation (NAVD88 ~~NGVD~~) to which any nonresidential structure has been floodproofed;

B. Provide a certificate from a registered professional engineer or architect that the non-residential floodproofed structure shall meet the flood-proofing criteria in Section

15.44.110;

C. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

D. Description of the work to be done and all necessary site and/or construction plans;

E. The legal description of the property and the street address if assigned;

F. Elevation of the 100-year flood in relation to NGVD;

G. For a structure being improved or rebuilt the square footage of the improvement and the original structure and/or the estimated cost of the improvement and market value prior to the improvement or damage; and

H. An indication of the occupancy or use of the structure.

I. The designated official shall within a reasonable time, make determination as to whether the proposed flood plain development meets the applicable standards as set forth in this chapter and shall approve or disapprove the application. Upon disapproval the applicant shall be informed in writing of the specific reasons for the disapproval.

J. Actual construction and/or development at variance with the approved and/or authorized plans shall be deemed a violation of the permit and the regulations of this chapter.

Section 12. That section 15.44.190 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.150 to be read as follows:

15.44.150. Variance procedures.

A. The City Plan and Zoning Commission as established by the City shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The City Plan and Zoning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Administrator ~~designated official~~ in the enforcement or administration of this chapter.

C. Any person aggrieved by the decision of the City Plan and Zoning Commission or any taxpayer may appeal such decision to the district court of Scott County as provided by law.

D. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

E. In passing upon such applications, the City Plan and Zoning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands or downstream to the injury of others;

2. The danger to life and property due to flooding, increased flood heights or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The proposed water supply and sanitation systems and the ability of the systems to prevent contamination, disease and unsanitary conditions;

5. The importance of the services provided by the proposed facility to the community;

6. The necessity to the facility of a flood plain and or waterfront location;

7. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area;

10. The safety of access to the property in times of flood for ordinary and emergency vehicles;

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;

13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subdivisions E1 through E12 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

F. Upon consideration of the factors listed above and the purposes of this chapter, the City plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;

2. Limitation of the periods of use and operation;

3. Imposition of operational controls, sureties and/or deed restrictions;

4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

G. Variances shall not be issued within any designated floodway, if any increase in flood levels during the base flood discharge would result.

H. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

2. Variances shall only be issued upon:

   a. Showing of good and sufficient cause;

   b. Determination that failure to grant the variance would result in exceptional hardship to the applicant; and

   c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property.

4. The Administrator ~~designated official~~ shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

5. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

Section 13. That section 15.44.200 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.160 to be read as follows:

15.44.160. Administration

The Development & Neighborhood Services Director ~~designated official~~ shall administer and implement the provisions of this chapter and will herein be referred to as the Administrator.

Section 14. That section 15.44.210 of the Municipal Code of Davenport, Iowa, shall be renumbered as section 15.44.170 to be read as follows:

15.44.170. Duties and responsibilities of the Administrator ~~designated official~~.

Duties of the Administrator ~~designated official~~ shall include, but not be limited to:

A. Review of all permit applications to determine whether proposed building sites will be reasonably safe from flooding;

B. Review of all permit applications for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

C. Notify adjacent communities and/or counties and the Iowa Department of Natural Resources prior to any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Emergency Management Agency;

D. Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished;

E. Verify and record the actual elevation (in relation to mean sea level - NAVD 88 ~~NGVD~~) of the lowest floor including basement of all new or substantially improved structures;

F. Verify and record the actual elevation (in relation to mean sea level - NAVD 88 ~~NGVD~~) to which the new or substantially improved structures have been floodproofed;

G. When floodproofing is utilized for a particular structure, the Administrator ~~designated official~~ shall obtain certification from a registered professional engineer or architect:

H. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Administrator ~~designated official~~ shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.44.180 through 15.44.210;

I. When base flood elevation data has not been provided in accordance with Section 15.44.070, then the Administrator ~~designated official~~ shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state or other source, in order to administer the provisions of Sections 15.44.080 through 15.44.210.

J. All records pertaining to the provisions of this chapter shall be maintained in the office of the Administrator ~~designated official~~ and shall be open for public inspection.

Section 15. That sections 15.44.220, 15.44.230, 15.44.240, 15.44.250, 15.44.260, and 15.44.270 shall be renumbered as sections 15.44.180, 15.44.190, 15.44.200, 15.44.210, 15.44.220, and 15.44.230 respectively.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Tom Leabhart | 563-327-5155 **1/27/2021**

Subject:
Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Prairie Heights 3rd Addition site improvements. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Prairie Heights 3rd Addition is located west of the 6200 Block of Eastern Avenue and north of Parkview Lane. The developer is Prairie Heights Development, LLC of Cedar Rapids, Iowa. The plans for the subdivision were prepared by Axiom Consultants of Iowa City, Iowa. Hawkeye Paving of Bettendorf, Iowa constructed the paving and Legacy Corporation of East Moline, Illinois constructed the storm and sanitary sewer.

This subdivision includes 2,193 square yards of pavement in Olde Brandy Lane, ten new sanitary sewer manholes, fourteen new storm sewer structures, 988 linear feet of new storm sewer, and 2,194 linear feet of new sanitary sewer pipe. The contractor also installed new sanitary laterals to serve the addition.

Public Works has inspected the work and found it to be acceptable and in accordance with City specifications. The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and subject to the developer providing approved four-year maintenance bonds for this work, is hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:26 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:26 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 2:45 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting the sanitary sewer, storm sewer, and pavement associated with the Prairie Heights 3rd Addition site improvements. [Ward 8]

WHEREAS, a new subdivision is being developed by Prairie Heights Development, LLC of Cedar Rapids, Iowa; and

WHEREAS, 2,194 linear feet of 8" sanitary sewer main and 10 new sanitary manholes were constructed by Legacy Corporation of East Moline, Illinois; and

WHEREAS, 988 linear feet of storm sewer main and 2 new storm manholes, 12 new storm intakes were constructed by Legacy Corporation; and

WHEREAS, 2,193 square yards of seven-inch concrete pavement in Olde Brandy Lane was constructed by Hawkeye Paving of Bettendorf, Iowa; and

WHEREAS, the sewer and pavement installation has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that subject to the developer providing approved four-year maintenance bonds for paving, storm sewer, and sanitary sewer, the infrastructure as noted above constructed for Prairie Heights 3rd Addition, which work was completed by Legacy Corporation and Hawkeye Paving, having been satisfactorily completed, is hereby formally accepted.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Tom Leabhart | 563-327-5155 **1/27/2021**

Subject:
Resolution accepting the storm sewer and pavement associated with the Jersey Farms Commercial Park 4th Addition site improvements. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
Jersey Farms Commercial Park 4th Addition is located along the west side of the 6200 block of Elmore Avenue. The developer is QC Southlands Equity Investments, LLC of Davenport, Iowa. Plans for the subdivision were prepared by IMEG of Bettendorf, Iowa. Construction of paving and storm sewer was completed by Needham Excavating, Inc of Moline, Illinois in coordination with Reitz Construction of Blue Grass, Iowa.

This subdivision includes 975 square yards of pavement in Jodi B Way, two new stormwater intakes, one new storm sewer manhole, and 135 linear feet of new storm sewer.

Four-year maintenance bonds for the improvements are on file. The storm sewer and pavement has been satisfactorily completed and subject to the payment of sewer televising invoice, is hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:26 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:26 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:30 PM

Resolution No._____

Resolution offered by Alderman Dunn

Resolution accepting the storm sewer and pavement associated with the Jersey Farms Commercial Park 4th Addition site improvements. [Ward 6]

Whereas, 135 linear feet of storm sewer main, 1 new storm sewer manhole and 2 new storm intakes were constructed by Needham Excavating, Inc of Moline, Il. in coordination with Reitz Construction of Blue Grass, IA;

Whereas, 975 square yards of 8 inch concrete pavement was constructed by Needham Excavating, Inc of Moline, Il. in coordination with Reitz Construction of Blue Grass, IA in Jodi B Way;

Whereas, the sewer and pavement installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that subject to the Developer providing payment of sewer televising invoices that the Jersey Farms Commercial Park 4th Addition site improvements which work was completed by Needham Excavating in coordination with Reitz Construction, having been satisfactorily completed, is hereby formally accepted. The City has four year bonds in the amount of $20,000 (sewer) and $168,050 (paving) on file.

Passed and approved this 27th day of January, 2021.

Approved: Attest:

_____ _____

Mike Matson, Mayor Brian Krup, City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Tom Leabhart | 563-327-5155 **1/27/2021**

Subject:
Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Eastern Avenue Farms 5th Addition site improvements. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Eastern Avenue Farms 5th Addition is located between Eastern Avenue and Jersey Ridge Road with 60th Street being at the southern edge and Belle Court on the western edge. The developer is Build to Suit, Inc of Davenport. The plans for the subdivision were prepared by IMEG of Bettendorf, Iowa. Paving was constructed by N. J. Miller of Bettendorf, Iowa. Hawkeye Sewer and Water, Inc of Bettendorf, Iowa constructed the storm and sanitary sewer.

This subdivision included 8,998 square yards of pavement in East 61st Street, East 60th Street, Parkview Lane and Thor Avenue; nine new sanitary sewer manholes; twenty one new storm sewer structures; 2,555 linear feet of new storm sewer; and 2,221 linear feet of new sanitary sewer pipe. The contractor also installed new sanitary laterals to serve development of the lots within the subdivision.

Four-year maintenance bonds for the improvements are on file. The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and subject to the payment of sewer televising invoice, is hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:24 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:24 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:30 PM

Resolution No._____

Resolution offered by Alderman Dunn

Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Eastern Avenue Farms 5th Addition site improvements. [Ward 8]

Whereas, a new subdivision is being developed by Build to Suit, Inc. Of Davenport;

Whereas, 2,221 linear feet of 8" sanitary sewer main and 9 new sanitary manholes were constructed by Hawkeye Sewer and Water Construction, Inc. of Bettendorf, IA.;

Whereas, 2,555 linear feet of storm sewer main, 0 new storm manholes and 21 new storm intakes were constructed by Hawkeye Sewer and Water Construction, Inc. of Bettendorf, IA discharging into on-site detention;

Whereas, 8,998 square yards of 6-inch concrete pavement with drainable base and subdrains was constructed by N.J. Miller, Inc. of Bettendorf, IA completing construction of East 61st Street, East 60th Street, Parkview Lane and Thor Avenue;

Whereas, the sewer and pavement installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that subject to the Developer providing payment of sewer televising invoices that the infrastructure as noted above constructed for Eastern Avenue Farms 5th Addition, which work was completed by Hawkeye Sewer and Water Construction, Inc. and N.J. Miller, Inc. having been satisfactorily completed, is hereby formally accepted. The City has four year maintenance bonds on file in the amounts of $472,362 for paving and $333,872 for storm sewer and sanitary sewer on file.

Passed and approved this 27th day of January, 2021.

Approved: Attest:

_____ _____

Mike Matson, Mayor Brian Krup, City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/27/2021

Subject:
Resolution approving a grant agreement with the Iowa Department of Transportation for the 53rd Street Reconstruction and Widening Phase II project. [Ward 6 & 8]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport was awarded a grant from the Surface Transportation Block Grant Program to reconstruct and widen 53rd Street from Brady Street to Elmore Circle. The project is split up into two phases, with each phase having its own funding agreement. Phase I is currently under construction. The Phase II funding agreement provides federal reimbursement of the project up to $3,707,000. The project limits are from Eastern Avenue to Elmore Circle.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Iowa DOT Funding Agreement for Phase II

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2021 - 2:23 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:23 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:31 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a grant agreement with the Iowa Department of Transportation for the 53rd Street Reconstruction and Widening Phase II project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the Iowa DOT is offering a funding agreement to the City which will cover eligible cost related to the reconstruction and widening for phase two up to $3,707,000; and

WHEREAS, the City approves the signing of both funding agreements with the Iowa Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that appropriate personnel are authorized to sign the funding agreement on behalf of the City and that City staff will executive the agreement during all project stages.

Passed and approved on the 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

October 2018

IOWA DEPARTMENT OF TRANSPORTATION
Federal-aid Agreement
for a Surface Transportation Block Grant Program Project

Recipient: City of Davenport

Project No.: STP-U-1827(686)--70-82

Iowa DOT Agreement No.: 6-20-STBGU-037

CFDA No. and Title: 20.205 Highway Planning and Construction

This is an agreement between the City of Davenpor, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44 provide for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa with Federal funds. Federal regulations require Federal funds to be administered by the Department.

Recipient and the Department previously entered into Agreement No. 6-19-STBG-SWAP-008 for the above referenced project. Subsequent to the execution of Agreement No. 6-19-STBG-SWAP-008 the Recipient requested to convert the Federal-aid Swap funds to Federal-aid funds. This agreement RESCINDS the original fully executed agreement 6-20-STBG-SWAAP-008 dated March 26, 2019. The original Project Number STBG-SWAP-1827(686)--SG-82 has been RESCINDED and replaced with STP-U-1827(686)--70-82.

The Recipient has received Federal funding through the Surface Transportation Block Grant (STBG) Program. STGB funds are available for construction, reconstruction, rehabilitation, resurfacing, restoration and operational or safety improvement projects on Federal-aid highways, bridges on any public road, and several other types of projects, as specified in 23 U.S.C. 133(b). Federal-aid highways include all Federal Functional Classifications, except for rural minor collectors or local roads.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide STBG funding to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.

2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person will be the Local Systems Project Development Engineer, Christy VanBuskirk, and the EasternRegion Local Systems Field Engineer, Kent L. Ellis. The Recipient's contact person shall be the City Engineer.

3. The Recipient shall be responsible for the development and completion of the following described STBG project:

   HMA Pavement - Grade and Replace on E. 53rd Street from Eastern Avenue to Elmore Circle.

4. Eligible project activities will be limited to the following: construction, engineering, inspection, and right-of-way acquisition. Under certain circumstances, eligible activities may also include utility relocation or railroad work that is required for construction of the project.

5. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from STBGP funds. The portion of the project costs reimbursed by STBG funds shall be limited to a maximum of either 80 percent of eligible costs or the amount stipulated in the Bi-State Regional Commission current Transportation Improvement Program (TIP) and approved in the current Statewide Transportation Improvement Program (STIP), whichever is less.

6. The Recipient shall pay for all project costs not reimbursed with STBG funds.

7. If the project described in Section 3 drops out of the Bi-State Regional Commission current TIP or the approved current STIP prior to obligation of Federal funds, and the Recipient fails to reprogram the project in the appropriate TIP and STIP within 3 years, this agreement shall become null and void.

8. The Recipient shall let the project for bids through the Department.

9. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

10. It is the intent of both parties that no third party beneficiaries be created by this agreement.

11. This agreement and the attached Exhibit 1 constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

City Signature Block

By_____ Date _____, 20_____

_____
Title of city official

I,_____, certify that I am the City Clerk of Davenport, and that_____, who signed said Agreement for and on behalf of the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____ day of _____, 20_____.

Signed_____ Date _____, 20_____

City Clerk of Davenport, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Highway Administration

By_____ Date _____, 20_____
Kent L. Ellis, P.E.
Local Systems Field Engineer
Eastern Region

EXHIBIT 1
General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements.

a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: https://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.

b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Recipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability. The Recipient agrees to comply with the requirements outlined in I.M. 1.070, Title VI and Nondiscrimination Requirements.

c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.

d. To the extent allowable by law, the Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.

e. As required by the 2 CFR 200.501 “Audit Requirements,” a non-Federal entity expending $750,000 or more in Federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The Federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal Domestic Assistance (CFDA) number and title as shown on the first page of this agreement. If the Recipient will pay initial project costs and request reimbursement from the Department, the Recipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Recipient shall not report this project on its SEFA.

f. The Recipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170.

g. The Recipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:

   i. The Recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts.

   ii. The Recipient shall comply with the requirements of I.M. 5.010, DBE Guidelines.

   iii. The Department’s DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this

agreement. Upon notification to the Recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, Federal funds cannot be authorized.

b. Before beginning any work for which Federal funding reimbursement will be requested, the Recipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Recipient shall submit a written request for FHWA authorization to the Department. After reviewing the Recipient's request, the Department will forward the request to the FHWA for authorization and obligation of Federal funds. The Department will notify the Recipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with Federal funds.

c. Upon receiving FHWA Authorization, the Recipient must show federal aid funding activity to receive the programmed amount authorized for the project. If there are no funding activity for nine or more months after the previous activity, the remaining unused programmed amount will be de-obligated from the project and there will be no further federal aid reimbursement issued for the project. If the recipient knows in advance that funding activity will not occur for the nine months, the Contract Administrator needs to be notified to determine if programming of fund can be adjusted or other options can be explored.

3. Federal Participation in Work Performed by Recipient Employees.

a. If Federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.330, Federal-aid Participation in In-House Services.

b. If Federal reimbursement will be requested for construction performed by employees of the Recipient, the Recipient shall follow the procedures in I.M. 6.010, Federal-aid Construction by Local Agency Forces.

c. If the Recipient desires to claim indirect costs associated with work performed by its employees, the Recipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the Federal agency providing the largest amount of Federal funds to the Recipient. If approved, the approved indirect cost rate shall be incorporated by means of an amendment to this agreement.

4. Design and Consultant Services

a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

b. If the Recipient requests Federal funds for consultant services, the Recipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Recipient shall follow the procedures for selecting and using consultants outlined in I.M. 3.310, Federal-aid Participation in Consultant Costs.

c. If Preliminary Engineering (PE) work is Federally funded, and if right-of-way acquisition or actual construction of the road is not started by the close of the tenth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay to the Department the amount of Federal funds reimbursed to the Recipient for such PE work. PE includes work that is part of the development of the PS&E for a construction project. This includes environmental studies and documents, preliminary design, and final design up through and including the preparation of bidding documents. PE does not include planning or other activities that are not intended to lead to a construction project. Examples include planning, conceptual, or feasibility studies.

5. Environmental Requirements and other Agreements or Permits.

a. The Recipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Recipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in I.M. 3.020, Concept Statement Instructions, 4.030, Environmental Data Sheet Instructions, 4.020, NEPA Class of Action, and 4.120, Cultural Resource Regulations.

b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Recipient shall follow the procedures in I.M. 4.170, Farmland Protection Policy Act.

c. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the procedures in I.M. 4.130, 404 Permit Process, 4.140, Storm Water Permits, 4.190, Highway Improvements in the Vicinity of Airports or Heliports, and 4.160, Asbestos Inspection, Removal, and Notification Requirements.

d. In all contracts entered into by the Recipient, and all subcontracts, in connection with this project that exceed $100,000, the Recipient shall comply with the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Recipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.600, Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no Federal funds are used for right-of-way activities. The Recipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal funding for right-of-way acquisition, the Recipient shall also obtain FHWA authorization before purchasing any needed right-of-way.

b. If the project right-of-way is Federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay the amount of Federal funds reimbursed for right-of-way costs to the Department.

c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way, and I.M. 3.680, Federal-aid Projects Involving Railroads.

d. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal funding reimbursement. The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

e. If the Recipient desires Federal reimbursement for utility costs, it shall submit a request for FHWA Authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in I.M. 3.650, Federal-aid Participation in Utility Relocations.

7. Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.

b. For projects let through the Department, the Recipient shall be responsible for the following:

i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with I.M. 3.700, Check and Final Plans and I.M. 3.500, Bridge or Culvert Plans, as applicable.

ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.

iii. Follow the procedures in I.M. 5.030, Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents and return to Department.

c. For projects that are let locally by the Recipient, the Recipient shall follow the procedures in I.M. 5.120, Local Letting Process- Federal-aid.

d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 5.050, Project Development Certification Instructions. The project shall not receive FHWA Authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.

e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.

f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice the Iowa DOT has concurred in the contract award.

8. Construction.

a. A full-time employee of the Recipient shall serve as the person in responsible charge of the project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.

b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC

Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: http://www.iowadot.gov/erl/current/IM/navigation/nav.htm.

d. For projects let locally, the Recipient shall provide materials testing and certifications as required by the approved specifications.

e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103.

f. The Recipient shall follow the procedures in I.M. 6.000, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

a. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least annually but not more than bi-weekly.

b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1 if possible, but no later than August 15.

c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.

d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the Federal share of construction costs or 5% of the total Federal funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the Federal funds withheld.

e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any Federal or State funds received, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:

    1) in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or

    2) refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate State fund account in the amount of refunds received from the Recipient.

10. Project Close-out.

a. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final audit, in accordance with the procedures in I.M. 6.110, Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures will result in loss of federal fund, reimbursed funds shall be returned and a possible suspension may be placed on the Recipient from receiving federal fund on future projects until the Recipient has demonstrated responsible management of federal funds on roadway projects.

b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.

c. Final reimbursement of Federal funds shall be made only after the Department accepts the project as complete.

d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the Federal Government. Copies of these materials shall be furnished by the Recipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Recipient of the record retention date.

e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/27/2021

Subject:
Resolution dedicating an underground utility easement on City-owned property on two parcel locations along East 53rd Street, parcel numbers X1223-03 and X1221-25A. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The Resolution will provide a dedicated fifteen foot underground utility easement in Prairie Heights Park, north of East 53rd Street, parcel numbers X1223-03 and X1221-25A. These easements will allow utility providers, electricity, gas, water, communication, etc. to bury their facilities outside of the right-of-way to avoid conflict with future City infrastructure. In these locations, an overhead electric easement already exists.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	53rd Easement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/13/2021 - 2:22 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:22 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:33 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION dedicating an underground utility easement on City-owned property at two parcel locations along East 53rd Street, parcel numbers X1223-03 and X1221-25A.

WHEREAS, the City wishes to dedicate a fifteen foot underground utility easement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the dedication of an underground utility easement on City property at two parcel locations, along East 53rd Street, parcel numbers X1223-03 and X1221-25A is established.

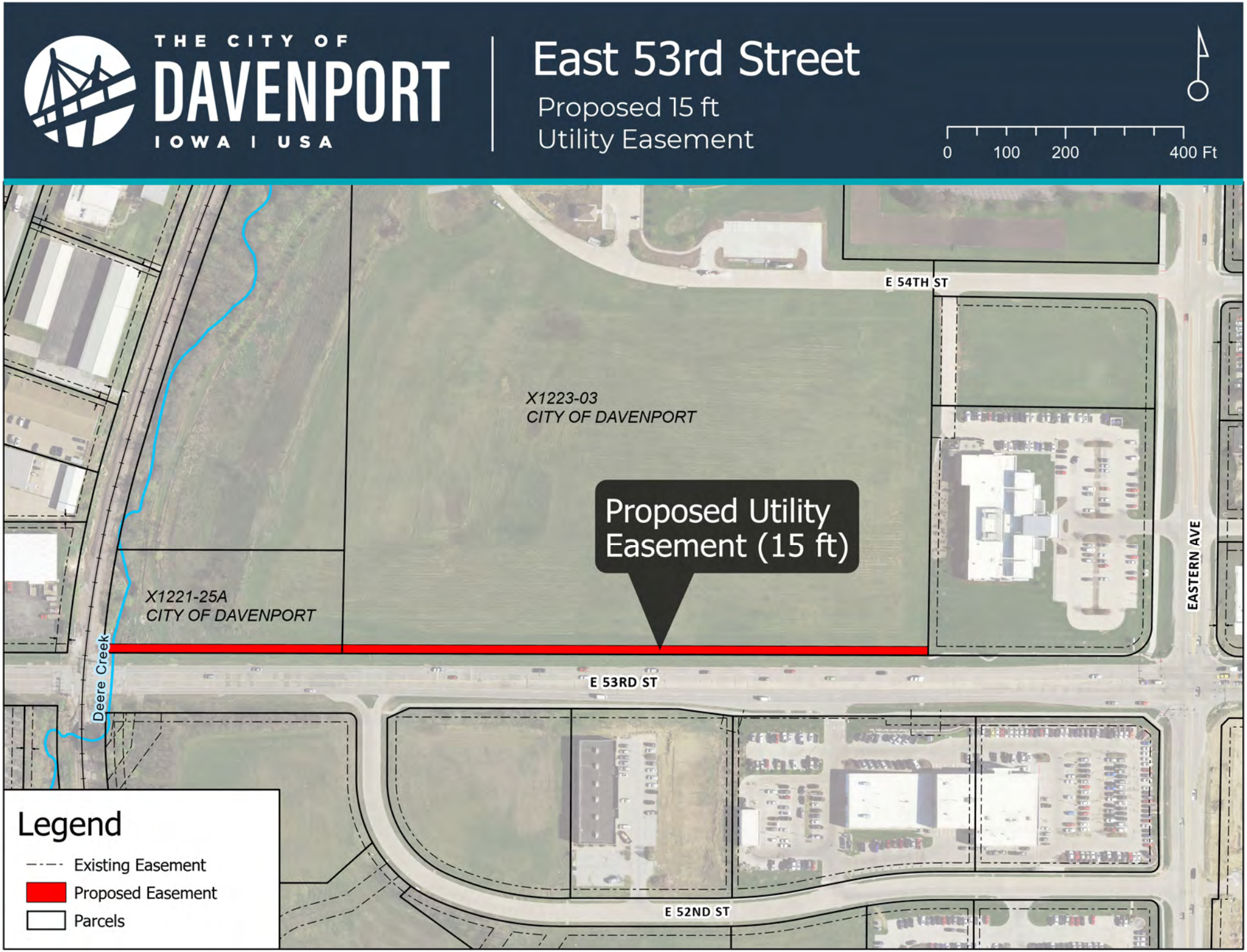
Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk


THE CITY OF
DAVENPORT
IOWA | USA
East 53rd Street
Proposed 15 ft
Utility Easement
0
100
200
400 Ft
E 54TH ST
X1223-03
CITY OF DAVENPORT
Proposed Utility
Easement (15 ft)
X1221-25A
CITY OF DAVENPORT
Deere Creek
EASTERN AVE
E 53RD ST
E 52ND ST
Legend
Existing Easement
Proposed Easement
Parcels

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
1/27/2021

Subject:
Resolution awarding the contract for the Elm Street Bridge Replacement over Canadian Pacific Railroad to Brandt Construction Company of Milan, Illinois in the amount of $2,683,568.45, CIP #21006. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
Two bids were received by the Iowa Department of Transportation on December 15, 2020. The lowest bid from Brandt Construction Company is $2,683,568.45. Removal of the former bridge is expected to occur during late winter with the construction of the new bridge beginning in the spring. The award is subject to Iowa Department of Transportation concurrence.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/30/2020 - 1:50 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the Elm Street Bridge Replacement over Canadian Pacific Railroad to Brandt Construction Company of Milan, Illinois in the amount of $2,683,568.45, CIP #21006.

WHEREAS, two bids were received by the Iowa Department of Transportation on December 15, 2020, and the lowest bid from Brandt Construction Company is $2,683,568.45; and

WHEREAS, Davenport has received the grant agreement; and the award is subject to the Iowa Department of Transportation concurrence.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract is awarded to Brandt Construction Company of Milan, Illinois for the Elm Street Bridge Replacement over Canadian Pacific Railroad in the amount of $2,683,568.45 is hereby approved.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Jen Walker | 563-326-6168

Action / Date
1/27/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 State Patching Program, CIP #35045. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This project is an Iowa DOT reimbursable program that is administered by the City to repair pavement on State routes. Construction is expected to begin late summer of 2021. The program contains $155,000 for FY 2022, $150,000 of which is anticipated to be reimbursable. Funding for the 2022 State Patching Program is established within CIP #35045.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:25 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:25 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:31 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 State Patching Program, CIP #35045.

WHEREAS, the City of Davenport has a maintenance agreement with the Iowa Department of Transportation regarding State routes within City limits; and

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the FY 2022 State Patching Program; and

WHEREAS, Notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said FY 2022 State Patching Program.

Passed and approved this 27th day of January, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Zach Peterson | 563-328-6709 **1/27/2021**

Subject:
Motion approving the plans, specifications, form of contract, and estimate of cost for the River Heritage Park Seawall Structural Repair Project, CIP #68013. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The City of Davenport is about to commence Phase III construction activities at River Heritage Park in anticipation of American and Viking American Cruise lines using the park as a port of call in summer 2021.

This initial construction contract will correct structural deficiencies in the existing government seawall needed to ensure that the remaining Phase III construction scope can be executed which will open an additional 2.7 acres of the park for public use as well as facilitating the safe and secure docking of cruise boats.

Once completed, project upgrades included in this construction scope will include the removal and replacement of 920 linear feet of the landward side of the seawall to create a structurally sound and aesthetically pleasing foundation to reset and secure the existing safety railing as well as create a solid and uniform face upon which a proposed riverwalk extension can be constructed and will prevent opportunities for pockets of subsurface water to collect which has the potential inflict future freeze-thaw damage to future improvements. .

The above outlined improvements are being scheduled for a winter 2021 bid for spring 2021 construction. Substantial completion is estimated to occur in time for an anticipated fall opening.

The total cost for this project is estimated at $60,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:17 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:17 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:34 PM

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Mike Kramer | 563-327-5141 **1/27/2021**

Subject:
Motion accepting work completed under the 76th Street and Vine Street Court Drainage Improvements project by Five Cities Construction Company of Coal Valley, Illinois in the amount of $32,305.50, CIP #33040. [Ward 8]

Recommendation:
Pass the Motion.

Background:
The natural drainage swale 170' south of 76th Street and east of Vine Street Court did not have an outlet. The drainage would overtop the curb and eventually make its way to the inlet near 76th Street.

An area intake was placed at the drainage swale and piped to a new manhole placed in the Vine Street Court roadway, over existing storm sewer. Also, the inlet at 76th and Vine showed signs of deterioration and was replaced.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/13/2021 - 2:15 PM
Public Works Committee	Moses, Trish	Approved	1/13/2021 - 2:16 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:34 PM

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
1/27/2021

Subject:
Resolution authorizing the Mayor to execute the necessary documents to convey City-owned property adjacent to the Brady Street Bridge over Duck Creek, State Project Number NHSN-461-1(10)--2R-82. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
In 2023 the State will be replacing the Brady Street Bridge over Duck Creek with a continuous concrete slab bridge. There will be a new 5 foot sidewalk on the east side and a new 11' 8" sidewalk on the west side. The bike path will be closed east and west of the bridge and rerouted along George Washington Boulevard during construction. The State is asking to convert the existing 10,571 square feet of bridge easement to fee title right-of-way, an additional 586 square feet of land along the west side of the bridge to be acquired by Fee Title and 35,271 square feet of temporary construction easement. The appraisal for the 586 square feet of fee title taking and the 35,271 square feet of temporary construction easement, came in at $1,800. No value was given to the existing bridge easement to be converted to fee title right-of-way. Staff recommends that the takings be granted at no cost because of the mutual benefit of a new, safer bridge and a portion of the bike path within the temporary construction easement will be removed and replaced with concrete and the access path from Brady Street to the existing bike path will be shifted slightly to the south and replaced with concrete.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution to Convey
Cover Memo	Purchase Agreement with State of Iowa
Cover Memo	Quitclaim Deed
Cover Memo	Certification for Resolutions
Cover Memo	Aerial-East Side Taking
Cover Memo	Aerial-West Side Taking

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2020 - 2:43 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2020 - 2:43 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:38 PM

Resolution No._____

Resolution offered by Alderman Condon.

RESOLUTION authorizing the Mayor and City Clerk to execute the necessary documents to convey city owned property adjacent to the Brady Street Bridge over Duck Creek.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport owns property adjacent to the Brady Street Bridge over Duck Creek described as follows:

A part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder, as shown on the Acquisition Plat Exhibit "A-1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:
Commencing at the Southwest Corner of said Section 13; thence N 00° 28' 40" E, 253.44 feet along the west line of the Southwest Quarter of the Southwest Quarter of said Section 13 to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence N 89° 37' 41" E, 627.31 feet along said southerly line to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street) to the Point of Beginning; thence N 10° 29' 02" E, 120.30 feet along said westerly Right-of-Way line; thence N 79° 32' 41" W, 6.49 feet; thence N 10° 27' 19" E, 90.00 feet; thence S 79° 32' 41" E, 6.53 feet to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street); thence N 10° 29' 02" E, 25.41 feet along said westerly Right-of-Way line to the northerly line of a certain parcel of land described in Book 213, Page 142 and the southerly line of a certain parcel of land described in Document No. 18560-80 in the office of the Scott County Recorder; thence S 79° 27' 36" E, 42.22 feet along said northerly line to the easterly line of said parcel of land described in Book 213, Page 142; thence southwesterly 228.47 feet along said easterly line along a 3790.00 foot radius curve concave westerly having a long chord of 228.44 feet bearing S 11° 33' 34" W to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence S 89° 37' 41" W, 38.62 feet along the said southerly line to the Point of Beginning, containing 10,140 square feet, more or less, including 9,553.85 square feet, more or less within the presently established Right-of-Way.
Note: The west line of the Southwest Quarter of the Southwest Quarter of said Section 13 is assumed to bear N 00° 28' 40" E.
AND
A parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Miscellaneous Book 115, Page 528 in the office of the Scott County Recorder, as

shown on Acquisition Plat Exhibit "A-2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:
Commencing at a found half inch (½") pipe located on the southerly line of said Outlot "A" and the Northeast Corner of a certain parcel of land as described in Document No. 2015-3394, in the office of the Scott County Recorder; thence S 87° 45' 37" W, 303.66 feet along the southerly line of said Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St) to the Point of Beginning; thence S 87° 45' 37" W, 7.74 feet along said southerly line of Outlot "A" to the westerly line of said Outlot "A"; thence northeasterly 142.69 feet along said westerly line of Outlot "A" along a 3850.00 foot radius curve concave westerly having a long chord of 142.68 feet bearing N 10° 53' 17" E to the northerly line of said Outlot "A"; thence N 89° 46' 30" E, 7.62 feet along said northerly line of Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St); thence 142.40 feet along said easterly Right-of-Way line along a 3303.03 foot radius curve concave westerly having a long chord of 142.39 feet bearing S 10° 51' 51" W to the southerly line of said Outlot "A" to the Point of Beginning, containing 1,017 square feet, more or less within the presently established Right-of-Way.
Note: The southerly line of Outlot "A" is assumed to bear S 87° 45' 37" W.
AND
THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:
All rights of direct access between Primary Road No. IA 461 and grantor's property abutting thereon in the SW¼ SW¼ , Sec. 13, T78N, R3E, Scott County, Iowa, from Sta. 2004+04± (Property Line) to Sta. 2005+48± (Property Line), on the east side and from Sta. 2003+31± (Property Line) to Sta. 2005+55± (Property Line), on the west side.

WHEREAS, this property is necessary for the replacing of the Brady Street Bridge over Duck Creek in 2023.

WHEREAS, this is a mutual benefit for the City of Davenport.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above city owned property adjacent to the Brady Street Bridge over Duck Creek to the State of Iowa.

Passed and approved this 27th day of January, 2021.

Approved: Attest:

_____ _____

Mayor Mike Matson Brian J. Krup, Deputy City Clerk

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, IA 50010, 515-233-7867

Form 634028 (07-16)

Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809
FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 3 **County:** Scott

Project Number: NHSN-461-1(10)--2R-82 **Route Number:** IA 461

Seller: City of Davenport, Iowa

THIS AGREEMENT entered into this _____ day of _____, _____ by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1a. The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following: SW1/4 of SW1/4 and in part of Outlot A of Fisher and Fisher Fourth Addition to the City of Davenport, a part of the SW1/4, all in Section 13, Township 78 North, Range 3 East of the 5th P.M., in the County of Scott, State of Iowa, and more particularly described on pages 4-5, Acquisition Plat Exhibits A-1 and A-2, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein

1b. The Seller also agrees to convey to the Buyer all of the Seller's rights of direct access from the premises to Highway 461, Sta,2003+30.71 to Sta.2005+55.32, mainline left side and Sta. 2004+03.89 to Sta 2005 +47.97 mainline right side, excepting and reserving to the Seller the right of access at the following locations none.

2. The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

Payment Amount	Agreed Performance	Date of Performance
	On conveyance of title	
	On surrender of possession	
$0.00	On possession and conveyance	60 days after Buyer approval
$0.00	**Total Lump-Sum Amount**	

Breakdown	Ac/Sq. Ft.				
Land by fee title to State	586	sq. ft.	Fence	na	rods woven
Underlying fee title to State	10,571	sq. ft.	Fence	na	rods barbed
Temporary Easement	35,271	sq. ft.			

3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.

4. The Seller warrants that there are no tenants on the premises holding under lease, except (none)

5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the Iowa Code section 427.2 and agrees to warrant good and sufficient title.

6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay $0.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.

7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.

8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.

9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.

10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.

11. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except none known.

12. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

13. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.

14 The Sellers grant to the Buyer temporary easement for the purpose of constructing three bike trails, The Right-of-Way Design Plot Plan, attached as a page 6 of this agreement, graphically illustrates the proposed temporary easement area being granted. The temporary easement shall terminate on completion of this highway project.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

City of Davenport, Iowa

By X _____

Mike Matson, Mayor
1200 E. 46th Street
Davenport, IA 52807

By X _____

Brian J. Krup, Deputy City Clerk

This section to be completed by a Notary Public.

STATE OF IOWA

COUNTY OF SCOTT ss:

On this _____ day of _____, _____, before me, the undersigned, a notary public in and for said the State of Iowa, personally appeared Mike Matson, Mayor and Brian J. Krup, Deputy City Clerk, to me personally known, who being by me duly sworn, did say that they are the mayor and deputy city clerk, respectively, of the City of Davenport, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its city council, as contained in ordinance number _____, passed (the resolution adopted) by the city council under roll call number _____ of the city council on the _____ day of _____, _____, and that Mike Matson, Mayor and Brian J. Krup, Deputy City Clerk, acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.

(AFFIX NOTARIAL SEAL BELOW)

_____(Sign in ink)

_____(Print/type name)

Notary Public in and for the State of Iowa

BUYER'S APPROVAL

Recommended by
(Sign in ink): X _____ (Date)
Project Agent
(Printed Name): Scott Henning

Approved by
(Sign in ink): X _____ (Date)
Right of Way Director
(Printed Name): Brad Hofer

BUYER'S ACKNOWLEDGEMENT

STATE OF IOWA }
COUNTY OF STORY } ss:

On this _____ day of _____ _____, before me, the undersigned, personally appeared ROW Director, Brad Hofer known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

(NOTARIAL SEAL)

_____
Notary Public in and for the State of Iowa

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-1 OF 2"

COUNTY SCOTT STATE CONTROL NO. ____

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE 3E

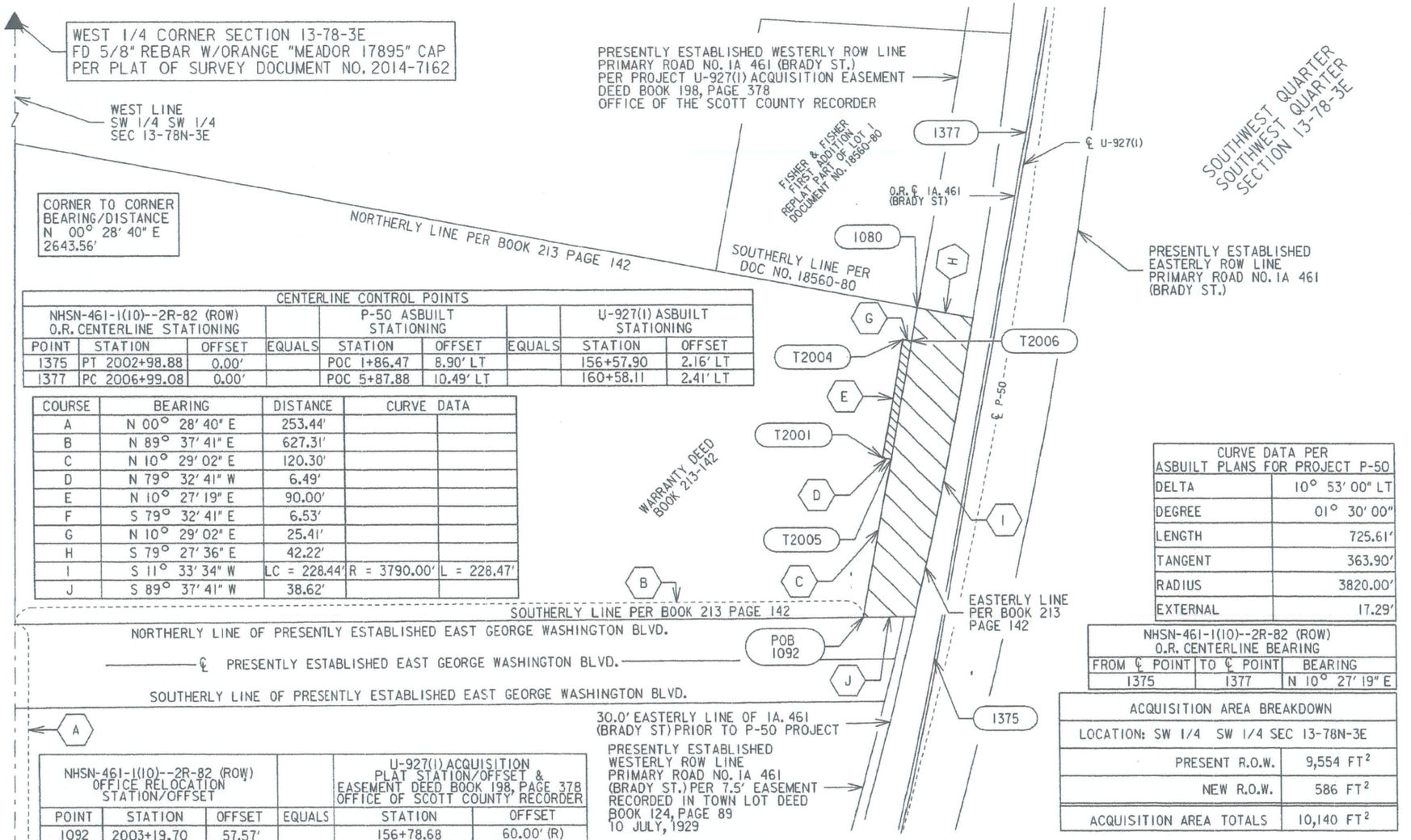
ROW-FEE *10.140 SQ.FT., EASE ____ AC EXCESS-FEE ____ AC

ACCESS RIGHTS ACQUIRED - STA 2003+30.71 STA 2005+55.32 MAIN LINE LT SIDE

ACCESS RIGHTS ACQUIRED - STA 2004+03.89 STA 2005+47.97 MAIN LINE RT SIDE

ACQUIRED FROM ____

*INCLUDING 9,553.85 SQ. FT. WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY



CENTERLINE CONTROL POINTS

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING			U-927(I) ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT		156+57.90	2.16' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT		160+58.11	2.41' LT

COURSE	BEARING	DISTANCE	CURVE DATA	
A	N 00° 28' 40" E	253.44'		
B	N 89° 37' 41" E	627.31'		
C	N 10° 29' 02" E	120.30'		
D	N 79° 32' 41" W	6.49'		
E	N 10° 27' 19" E	90.00'		
F	S 79° 32' 41" E	6.53'		
G	N 10° 29' 02" E	25.41'		
H	S 79° 27' 36" E	42.22'		
I	S 11° 33' 34" W	LC = 228.44'	R = 3790.00'	L = 228.47'
J	S 89° 37' 41" W	38.62'		

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				U-927(I) ACQUISITION PLAT STATION/OFFSET & EASEMENT DEED BOOK 198, PAGE 378 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1092	2003+19.70	57.57'		156+78.68	60.00' (R)
1080	2005+55.41	57.46'		159+14.40	60.00' (R)
T2001	2004+40.00	64.00'			
T2004	2005+30.00	64.00'		RIGHT-OF-WAY STATIONS/OFFSETS ARE PERPENDICULAR TO OFFICE RELOCATION CENTERLINE	
T2005	2004+40.00	57.51'			
T2006	2005+30.00	57.47'			

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

ACQUISITION AREA BREAKDOWN	
LOCATION: SW 1/4 SW 1/4 SEC 13-78N-3E	
PRESENT R.O.W.	9,554 FT²
NEW R.O.W.	586 FT²
ACQUISITION AREA TOTALS	10,140 FT²

LEGEND

▲ ----MONUMENTED CORNER

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 MAY 1, 2020 DATE

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

N W E S

1" = 100'

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-2 OF 2"

IOWADOT

COUNTY SCOTT STATE CONTROL NO.

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE

ROW-FEE *1.017 SQ.FT., EASE AC EXCESS-FEE AC

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACQUIRED FROM

*ALL WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

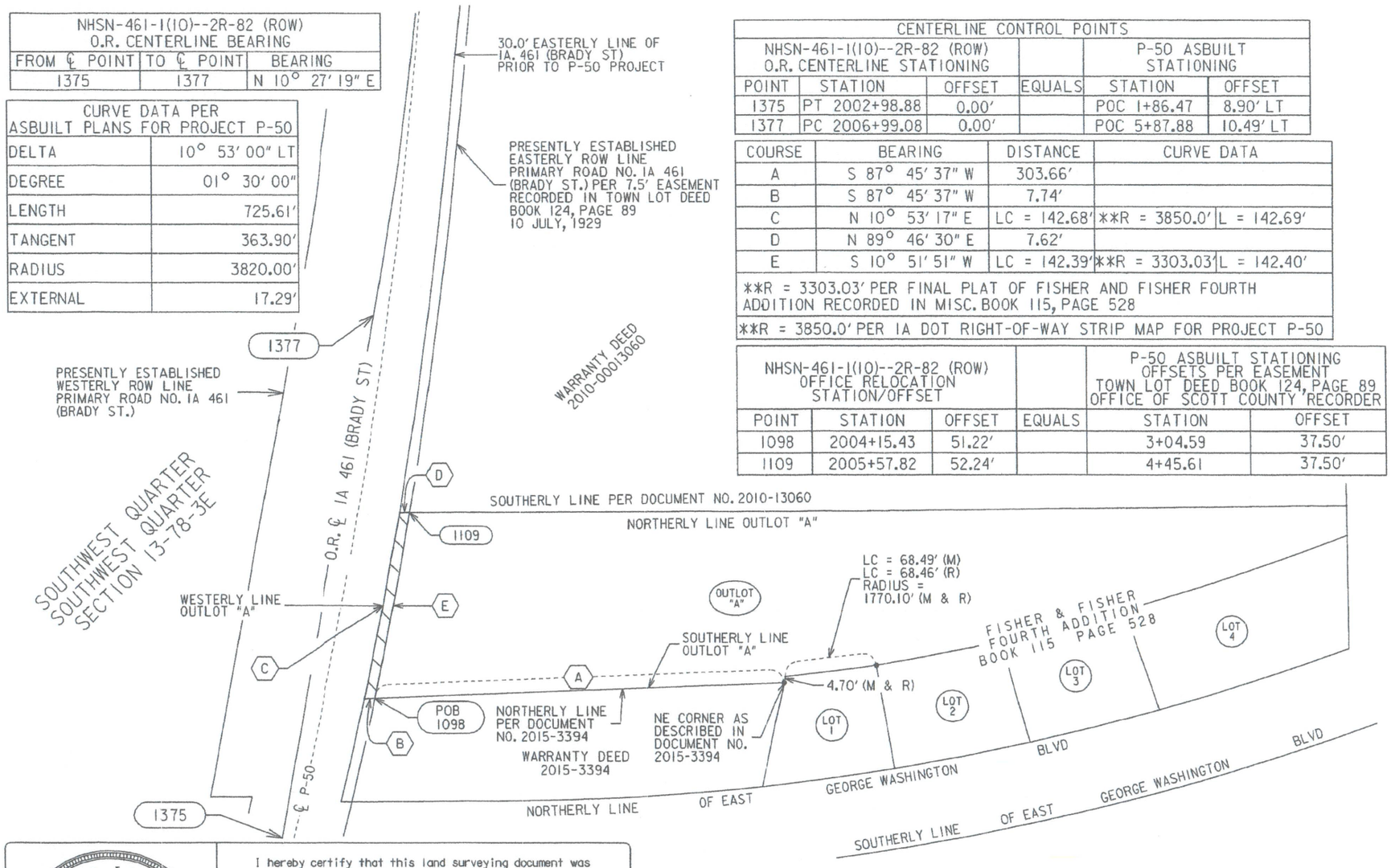
CENTERLINE CONTROL POINTS					
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT

COURSE	BEARING	DISTANCE	CURVE DATA
A	S 87° 45' 37" W	303.66'	
B	S 87° 45' 37" W	7.74'	
C	N 10° 53' 17" E	LC = 142.68'	**R = 3850.0' L = 142.69'
D	N 89° 46' 30" E	7.62'	
E	S 10° 51' 51" W	LC = 142.39'	**R = 3303.03' L = 142.40'

**R = 3303.03' PER FINAL PLAT OF FISHER AND FISHER FOURTH ADDITION RECORDED IN MISC. BOOK 115, PAGE 528

**R = 3850.0' PER IA DOT RIGHT-OF-WAY STRIP MAP FOR PROJECT P-50

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				P-50 ASBUILT STATIONING OFFSETS PER EASEMENT TOWN LOT DEED BOOK 124, PAGE 89 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1098	2004+15.43	51.22'		3+04.59	37.50'
1109	2005+57.82	52.24'		4+45.61	37.50'



PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 DATE MAY 1, 2020

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

LEGEND

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

● ---- FOUND ½" GAS PIPE

POB----POINT OF BEGINNING

1" = 100'

N W E S

ACQUISITION AREA BREAKDOWN	
LOCATION: OUTLOT "A", FISHER & FISHER'S FOURTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IA	
PRESENT R.O.W.	1,017 FT²
ACQUISITION AREA TOTALS	1,017 FT²

5

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

8246101016\row\82461010. 03

PARCEL NO.: 3

OWNER: CITY OF DAVENPORT

SECTION: 13 T 78 N-R 03 W.

SCALE: 1"= 100'

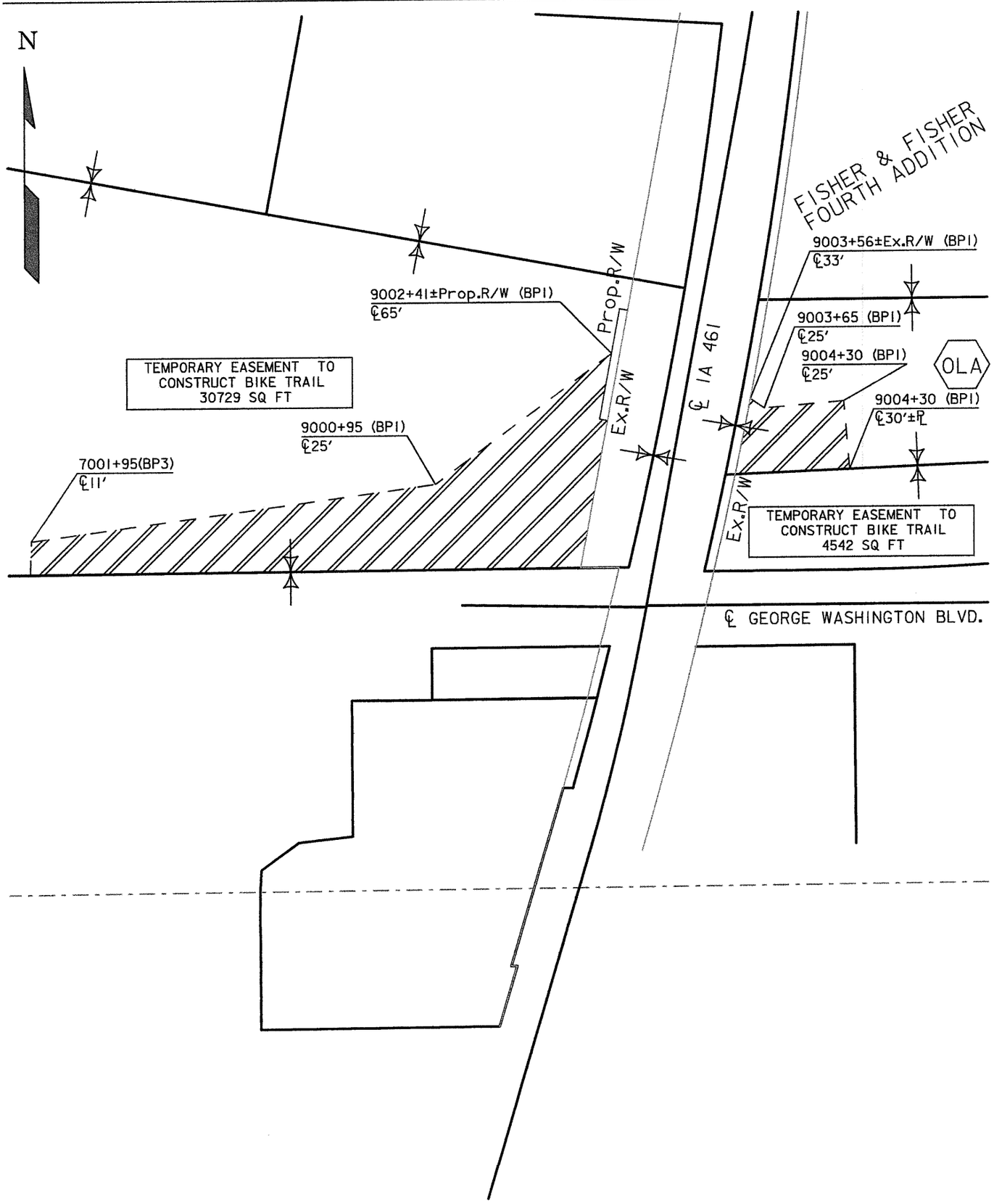
LEGEND

W.D. OR EASEMENT LINE:

ACCESS LOCATION POINT:

PROPERTY LINE:

CITY OF DAVENPORT, IA



COUNTY: SCOTT PROJECT NO.: NHSN-461-1(10)--2R-82

4

IOWADOT

Prepared by & Return To: Allyssa Myers, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** (Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010)

QUITCLAIM DEED
(CORPORATE GRANTOR)

For the consideration of ZERO AND NO/I00-----($0.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, the **CITY OF DAVENPORT, IOWA,** a municipal corporation organized and existing under the laws of the State of Iowa, does hereby convey to the **STATE OF IOWA,** all its right, title, estate, claim and demand in the following described real estate and right of access in real estate in Scott County, Iowa:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder, as shown on the Acquisition Plat Exhibit "A-1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southwest Corner of said Section 13; thence N 00° 28' 40" E, 253.44 feet along the west line of the Southwest Quarter of the Southwest Quarter of said Section 13 to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence N 89° 37' 41" E, 627.31 feet along said southerly line to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street) to the Point of Beginning; thence N 10° 29' 02" E, 120.30 feet along said westerly Right-of-Way line; thence N 79° 32' 41" W, 6.49 feet; thence N 10° 27' 19" E, 90.00 feet; thence S 79° 32' 41" E, 6.53 feet to the presently established westerly Right-of-Way line of Primary Road No IA. 461 (Brady Street); thence N 10° 29' 02" E, 25.41 feet along said westerly Right-of-Way line to the northerly line of a certain parcel of land described in Book 213, Page 142 and the southerly line of a certain parcel of land described in Document No. 18560-80 in the office of the Scott County Recorder; thence S 79° 27' 36" E, 42.22 feet along said northerly line to the easterly line of said parcel of land described in Book 213, Page 142; thence southwesterly 228.47 feet along said easterly line along a 3790.00 foot radius curve concave westerly having a long chord of 228.44 feet bearing S 11° 33' 34" W to the northerly line of the presently established East George Washington Boulevard and the southerly line of a certain parcel of land described in Book 213, Page 142 in the office of the Scott County Recorder; thence S 89° 37' 41" W, 38.62 feet along the said

southerly line to the Point of Beginning, containing 10,140 square feet, more or less, including 9,553.85 square feet, more or less within the presently established Right-of-Way.

Note: The west line of the Southwest Quarter of the Southwest Quarter of said Section 13 is assumed to bear N 00° 28' 40" E.

AND

A parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Miscellaneous Book 115, Page 528 in the office of the Scott County Recorder, as shown on Acquisition Plat Exhibit "A-2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at a found half inch (½") pipe located on the southerly line of said Outlot "A" and the Northeast Corner of a certain parcel of land as described in Document No. 2015-3394, in the office of the Scott County Recorder; thence S 87° 45' 37" W, 303.66 feet along the southerly line of said Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St) to the Point of Beginning; thence S 87° 45' 37" W, 7.74 feet along said southerly line of Outlot "A" to the westerly line of said Outlot "A"; thence northeasterly 142.69 feet along said westerly line of Outlot "A" along a 3850.00 foot radius curve concave westerly having a long chord of 142.68 feet bearing N 10° 53' 17" E to the northerly line of said Outlot "A"; thence N 89° 46' 30" E, 7.62 feet along said northerly line of Outlot "A" to the presently established easterly Right-of-Way line of Primary Road No. IA. 461 (Brady St); thence 142.40 feet along said easterly Right-of-Way line along a 3303.03 foot radius curve concave westerly having a long chord of 142.39 feet bearing S 10° 51' 51" W to the southerly line of said Outlot "A" to the Point of Beginning, containing 1,017 square feet, more or less within the presently established Right-of-Way.

Note: The southerly line of Outlot "A" is assumed to bear S 87° 45' 37" W.

AND

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Primary Road No. IA 461 and grantor's property abutting thereon in the SW¼ SW¼ , Sec. 13, T78N, R3E, Scott County, Iowa, from Sta. 2004+04± (Property Line) to Sta. 2005+48± (Property Line), on the east side and from Sta. 2003+31± (Property Line) to Sta. 2005+55± (Property Line), on the west side.

This conveyance and revision of access shall be binding on the grantee, the grantors, and their heirs, successors, and assignees.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20___, and signed by the grantee on _____, 20___, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

This deed and transfer is exempt from transfer tax as the grantor is a political subdivision of the State of Iowa. Iowa Code Sec. 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20___

CITY OF DAVENPORT, IOWA

By: _____ **(Sign in Ink)**
Mike Matson, Mayor

By: _____ **(Sign in Ink)**
Brian J. Krup, City Clerk

(AFFIX CORPORATE SEAL ABOVE)

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Matson and Brian J. Krup, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Davenport, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in the Resolution adopted by the City Council, under Roll Call No. _____ of the City Council on the _____ day of _____, 20___, and that Mike Matson and Brian J. Krup acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____ **(Sign in Ink)**
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-1 OF 2"

COUNTY SCOTT STATE CONTROL NO. ____

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE 3E

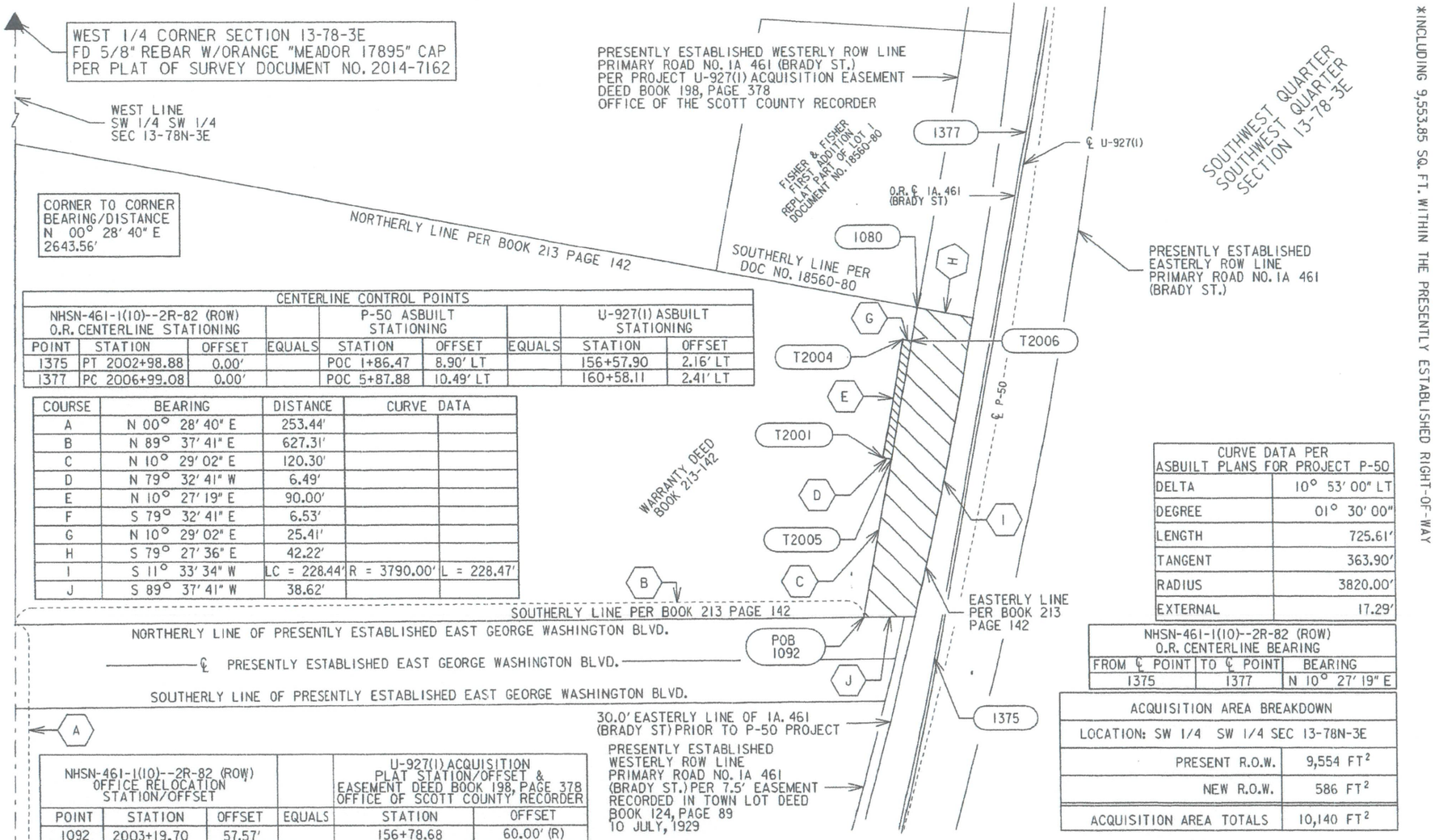
ROW-FEE *10.140 SQ.FT., EASE ____ AC EXCESS-FEE ____ AC

ACCESS RIGHTS ACQUIRED - STA 2003+30.71 STA 2005+55.32 MAIN LINE LT SIDE

ACCESS RIGHTS ACQUIRED - STA 2004+03.89 STA 2005+47.97 MAIN LINE RT SIDE

ACQUIRED FROM ____

*INCLUDING 9,553.85 SQ. FT. WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY



CENTERLINE CONTROL POINTS								
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING			U-927(I) ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT		156+57.90	2.16' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT		160+58.11	2.41' LT

COURSE	BEARING	DISTANCE	CURVE DATA	
A	N 00° 28' 40" E	253.44'		
B	N 89° 37' 41" E	627.31'		
C	N 10° 29' 02" E	120.30'		
D	N 79° 32' 41" W	6.49'		
E	N 10° 27' 19" E	90.00'		
F	S 79° 32' 41" E	6.53'		
G	N 10° 29' 02" E	25.41'		
H	S 79° 27' 36" E	42.22'		
I	S 11° 33' 34" W	LC = 228.44'	R = 3790.00'	L = 228.47'
J	S 89° 37' 41" W	38.62'		

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				U-927(I) ACQUISITION PLAT STATION/OFFSET & EASEMENT DEED BOOK 198, PAGE 378 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1092	2003+19.70	57.57'		156+78.68	60.00' (R)
1080	2005+55.41	57.46'		159+14.40	60.00' (R)
T2001	2004+40.00	64.00'			
T2004	2005+30.00	64.00'		RIGHT-OF-WAY STATIONS/OFFSETS ARE PERPENDICULAR TO OFFICE RELOCATION CENTERLINE	
T2005	2004+40.00	57.51'			
T2006	2005+30.00	57.47'			

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

ACQUISITION AREA BREAKDOWN	
LOCATION: SW 1/4 SW 1/4 SEC 13-78N-3E	
PRESENT R.O.W.	9,554 FT²
NEW R.O.W.	586 FT²
ACQUISITION AREA TOTALS	10,140 FT²

LEGEND

▲ ----MONUMENTED CORNER

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN MAY 1, 2020

DAVID B. BROWN LICENSE NO. 13620 DATE

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

N W E S

1" = 100'

Iowa Department of Transportation

ACQUISITION PLAT

EXHIBIT "A-2 OF 2"

IOWADOT

COUNTY SCOTT STATE CONTROL NO.

ROW PROJECT NO. NHSN-461-1(10)--2R-82 PARCEL NO. 3

SECTION 13 TOWNSHIP 78N RANGE

ROW-FEE *1.017 SQ.FT., EASE AC EXCESS-FEE AC

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACCESS RIGHTS ACQUIRED - STA STA MAIN LINE SIDE

ACQUIRED FROM

*ALL WITHIN THE PRESENTLY ESTABLISHED RIGHT-OF-WAY

NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE BEARING		
FROM ℄ POINT	TO ℄ POINT	BEARING
1375	1377	N 10° 27' 19" E

CURVE DATA PER ASBUILT PLANS FOR PROJECT P-50	
DELTA	10° 53' 00" LT
DEGREE	01° 30' 00"
LENGTH	725.61'
TANGENT	363.90'
RADIUS	3820.00'
EXTERNAL	17.29'

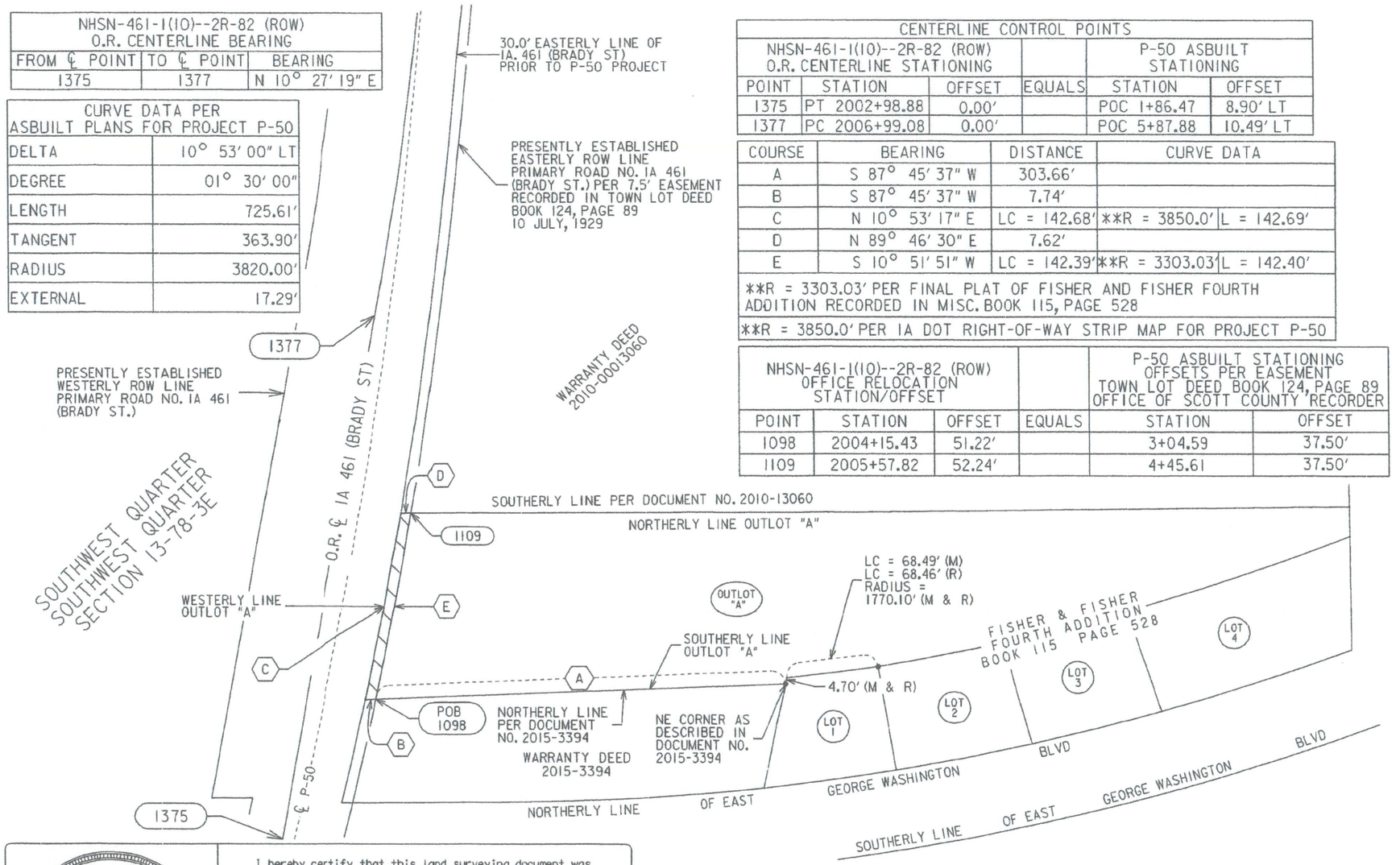
CENTERLINE CONTROL POINTS					
NHSN-461-1(10)--2R-82 (ROW) O.R. CENTERLINE STATIONING				P-50 ASBUILT STATIONING	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1375	PT 2002+98.88	0.00'		POC 1+86.47	8.90' LT
1377	PC 2006+99.08	0.00'		POC 5+87.88	10.49' LT

COURSE	BEARING	DISTANCE	CURVE DATA
A	S 87° 45' 37" W	303.66'	
B	S 87° 45' 37" W	7.74'	
C	N 10° 53' 17" E	LC = 142.68'	**R = 3850.0' L = 142.69'
D	N 89° 46' 30" E	7.62'	
E	S 10° 51' 51" W	LC = 142.39'	**R = 3303.03' L = 142.40'

**R = 3303.03' PER FINAL PLAT OF FISHER AND FISHER FOURTH ADDITION RECORDED IN MISC. BOOK 115, PAGE 528

**R = 3850.0' PER IA DOT RIGHT-OF-WAY STRIP MAP FOR PROJECT P-50

NHSN-461-1(10)--2R-82 (ROW) OFFICE RELOCATION STATION/OFFSET				P-50 ASBUILT STATIONING OFFSETS PER EASEMENT TOWN LOT DEED BOOK 124, PAGE 89 OFFICE OF SCOTT COUNTY RECORDER	
POINT	STATION	OFFSET	EQUALS	STATION	OFFSET
1098	2004+15.43	51.22'		3+04.59	37.50'
1109	2005+57.82	52.24'		4+45.61	37.50'



PROFESSIONAL LAND SURVEYOR
DAVID BROWN 13620
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID B. BROWN LICENSE NO. 13620 DATE MAY 1, 2020

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: This page only

LEGEND

(R)----RECORD DISTANCE

(M)----MEASURED DISTANCE

● ---- FOUND ½" GAS PIPE

POB----POINT OF BEGINNING

1" = 100'

N W E S

ACQUISITION AREA BREAKDOWN	
LOCATION: OUTLOT "A", FISHER & FISHER'S FOURTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IA	
PRESENT R.O.W.	1,017 FT²
ACQUISITION AREA TOTALS	1,017 FT²

Resolution No. _____

CITIES AND TOWNS
CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

Parcel No. 3
Project No. NHSN-461-1(10)--2R-82

Scott County
Primary Road No. IA 461

I, the undersigned, Brian J. Krup, City Clerk of the City of Davenport, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Davenport, Scott County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20___, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for MUTUAL BENEFIT and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Mike Matson, Mayor, and Brian J. Krup, City Clerk, relating to Scott County Project No. NHSN-461-1(10)--2R-82, Parcel No. 3, regarding certain real estate in a part of a parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, described in Book 213, Page 142 in the office of the Scott County Recorder and a parcel of land located in Outlot "A" of Fisher and Fisher Fourth Addition to the City of Davenport, Iowa, a part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, as shown on the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Mike Matson, Mayor, and Brian J. Krup, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Brian J. Krup, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of MUTUAL BENEFIT and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council

Yeas	Nays	Absent or Not Voting
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20___.

_____ **(Sign in Ink)**
Brian J. Krup, City Clerk

(AFFIX CORPORATE SEAL ABOVE ▲)

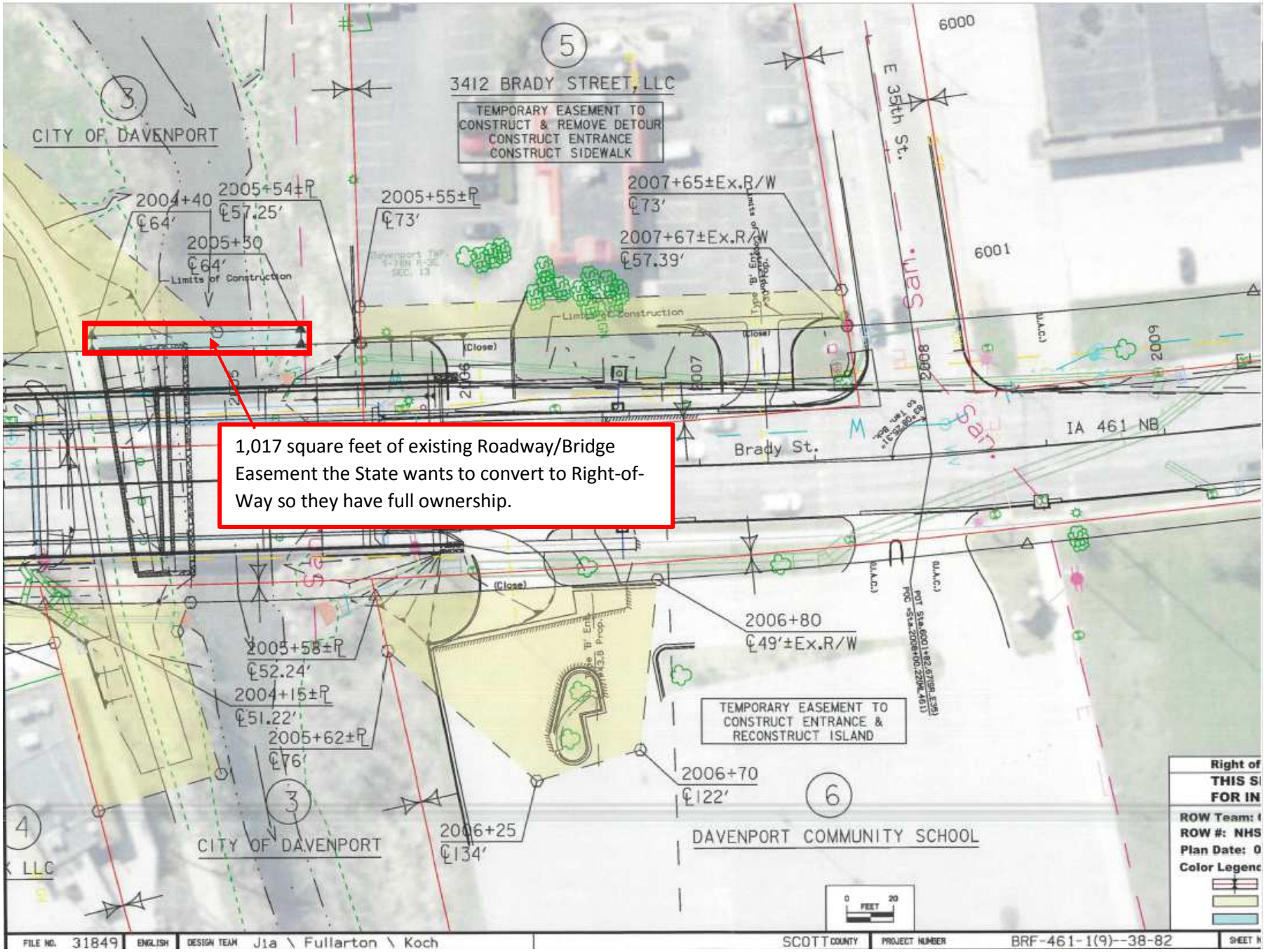
STATE OF _____, COUNTY OF _____, ss:

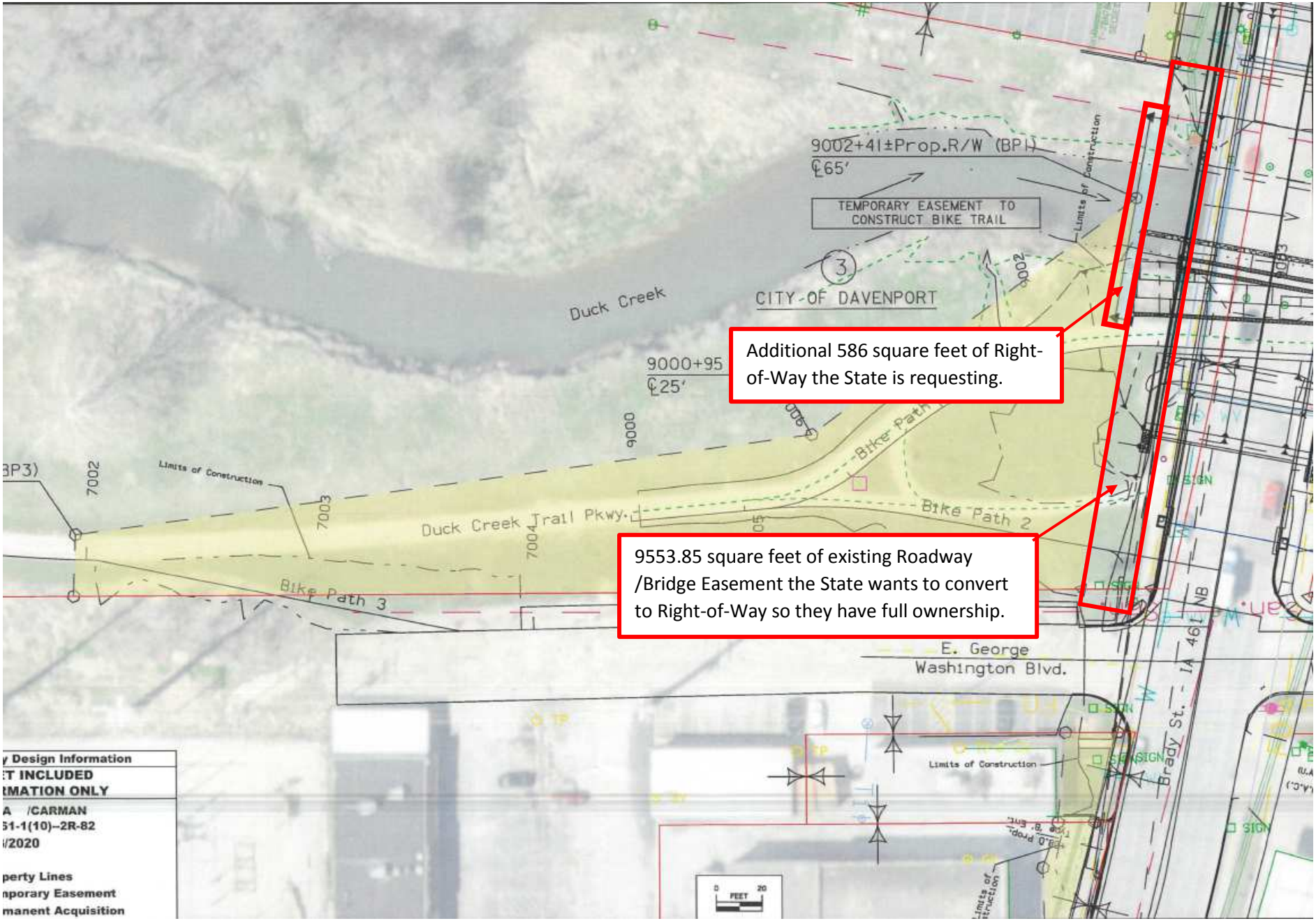
Subscribed and sworn to before me this _____ day of _____, 20___.

_____ **(Sign in Ink)**
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Scott County Project No. NHSN-461-1(10)--2R-82
City of Davenport, Iowa (Parcel No. 3)


3412 BRADY STREET, LLC
TEMPORARY EASEMENT TO CONSTRUCT & REMOVE DETOUR
CONSTRUCT ENTRANCE
CONSTRUCT SIDEWALK
CITY OF DAVENPORT
2004+40 ℄64'
2005+54±P ℄57.25'
2005+30 ℄64'
Limits of Construction
2005+55±P ℄73'
2007+65±Ex.R/W ℄73'
2007+67±Ex.R/W ℄57.39'
6000
6001
E 35th St.
IA 461 NB
Brady St.
1,017 square feet of existing Roadway/Bridge Easement the State wants to convert to Right-of-Way so they have full ownership.
2005+58±P ℄52.24'
2004+15±P ℄51.22'
2005+62±P ℄76'
2006+80 ℄49'±Ex.R/W
TEMPORARY EASEMENT TO CONSTRUCT ENTRANCE & RECONSTRUCT ISLAND
2006+70 ℄122'
2006+25 ℄134'
CITY OF DAVENPORT
DAVENPORT COMMUNITY SCHOOL
FILE NO. 31849
ENGLISH
DESIGN TEAM Jia \ Fullarton \ Koch
SCOTT COUNTY
PROJECT NUMBER BRF-461-1(9)--38-82


9002+41±Prop.R/W (BPI)
℄65'
TEMPORARY EASEMENT TO CONSTRUCT BIKE TRAIL
Limits of Construction
3
CITY OF DAVENPORT
Duck Creek
9000+95
℄25'
Additional 586 square feet of Right-of-Way the State is requesting.
Bike Path
Bike Path 2
Duck Creek Trail Pkwy.
9553.85 square feet of existing Roadway /Bridge Easement the State wants to convert to Right-of-Way so they have full ownership.
Bike Path 3
E. George
Washington Blvd.
Brady St. - IA 461 NB
Limits of Construction
SIGN
7002
7003
7004
9000
Design Information
T INCLUDED
MATION ONLY
/CARMAN
51-1(10)--2R-82
/2020
perty Lines
nporary Easement
manent Acquisition
FEET
20

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/27/2021

Subject:
Resolution setting February 10, 2021 as the date for the sale of General Obligation Refunding Bonds, Series 2021A, and approving the Preliminary Official Statement. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This Resolution is required in the City's legal obligations to issue general obligation debt. Below is a summary of the two components included in this Resolution:

1. Setting February 10, 2021 as the date of sale for General Obligation Refunding Bonds, Series 2021A. On April 15, 2020, a Public Hearing was held on the issuance of not-to-exceed $50,000,000 General Obligation Corporate Bonds. Proceeds of these refunding bonds will be used to refund the 2013A issue.

2. Approving the Preliminary Official Statement. To satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Robert Josten of Dorsey & Whitney, LLP, has recommended this Resolution be adopted prior to the sale and issuance of these bonds. This action approves the use of the Preliminary Official Statement by the City's municipal advisor in offering the bonds for sale.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Official Statement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/14/2021 - 3:26 PM
Finance Committee	Merritt, Mallory	Approved	1/14/2021 - 3:26 PM
City Clerk	Admin, Default	Approved	1/14/2021 - 5:36 PM

SET DATE FOR SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021A

629872-90

Davenport, Iowa

January 27, 2021

The City Council of the City of Davenport, Iowa, met on January 27, 2021, at 5:30 p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

_____

Absent: _____.

It was reported that it was necessary for the Council to set a date for the sale of the City's General Obligation Refunding Bonds, Series 2021A.

Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy City Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
Deputy City Clerk

RESOLUTION NO. _____

Resolution setting February 10, 2021, as date for sale of General Obligation Refunding Bonds, Series 2021A and approving preliminary official statement

WHEREAS, the City Council of the City of Davenport, in Scott County, Iowa (the "City"), in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously held a hearing and determined to issue general obligation refunding bonds for the purpose of paying costs in connection with refunding the outstanding balance of the City's General Obligation Corporate and Refunding Bonds, Series 2013A; and

WHEREAS, the City now proposes to issue General Obligation Refunding Bonds, Series 2021A (the "Series 2021A Bonds") in the amount of $9,325,000; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2021A Bonds be offered for public sale at this time, and it is necessary to fix a date of meeting of the City Council to consider bids and take action for the sale and issuance of the Series 2021A Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa; and

WHEREAS, a preliminary official statement (the "Preliminary Official Statement") has been prepared in connection with the sale of the Series 2021A Bonds, and it is necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by PFM Financial Advisors LLC;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The Series 2021A Bonds shall be offered and advertised for sale and shall be in the principal amount, be dated, bear interest and mature as set forth in the Notice of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2021A Bonds shall be received until 10:00 a.m., Central Time, on February 10, 2021, at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa, and the City Council shall meet to consider the bids received and take action thereon at 5:30 p.m. on February 10, 2021, at the Council Chambers, City Hall, Davenport, Iowa.

Section 3. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2021A Bonds, as provided by Chapter 75 of the Code of Iowa, not less than 4 nor more than 20 days prior to the date set for the sale, in substantially the following form:

NOTICE OF SALE
City of Davenport, Iowa
$9,325,000* General Obligation Refunding Bonds,
Series 2021A

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on February 10, 2021, for the purchase of $9,325,000* General Obligation Refunding Bonds, Series 2021A (the "Series 2021A Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on February 10, 2021, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2021A Bonds will be sold to the best bidder for cash.

The Series 2021A Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 17, 2021, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2021, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2022	$950,000	2028	$1,045,000
2023	$975,000	2029	$565,000
2024	$990,000	2030	$580,000
2025	$990,000	2031	$595,000
2026	$1,010,000	2032	$605,000
2027	$1,020,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2021A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2021A Bonds maturing in the years 2030 to 2032, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2029, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

Bidders must specify a price of not less than $9,269,050, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of $93,250 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2021A Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2021A Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2021A Bonds contain additional bidding terms and information relative to the Series 2021A Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2021A Bonds. Bidders should prepare their bids on the assumption that the Series 2021A Bonds will be subject to the "hold-the-offering-price" rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2021A Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2021A Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Brian Krup
Deputy City Clerk

Section 4. The use by PFM Financial Advisors LLC of the Preliminary Official Statement related to the Series 2021A Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and PFM Financial Advisors LLC is hereby authorized to prepare and use the final Official Statement for the Series 2021A Bonds, substantially in the form of the Preliminary Official Statement, but with such changes as are required to conform the same to the terms of the Series 2021A Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2021A Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2021A Bonds, if requested. The Preliminary Official Statement is deemed final by the City, as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2021A Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 27, 2021.

_____
Mayor

Attest:

_____
Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council of the City relating to setting a date for the sale of General Obligation Refunding Bonds, Series 2021A.

WITNESS MY HAND this _____ day of _____, 2021.

_____
Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sale of General Obligation Refunding Bonds, Series 2021A, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2021.

_____
Deputy City Clerk

(Attach here publisher's original affidavit with clipping of the notice, as published.)

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

NEW ISSUE: FULL BOOK ENTRY **S&P GLOBAL RATINGS 'AA'**

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes. Interest on the Bonds is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the "Code"). The Bonds will NOT be "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein for more information.

CITY OF DAVENPORT, IOWA

$9,325,000* General Obligation Refunding Bonds, Series 2021A

Bonds Dated: Date of Delivery (March 17, 2021) **Principal Due:** June 1 as shown inside front cover

The $9,325,000* General Obligation Refunding Bonds, Series 2021A (the "Bonds") are issued by the City of Davenport, Iowa (the "City" or "Issuer") pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. Together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2021, $9,905,000 of the outstanding General Obligation Corporate and Refunding Bonds, Series 2013A, dated March 5, 2013, maturing June 1, 2022 through 2032 (the "Refunded Bonds"). The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. The City's CFO/Assistant City Administrator, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2022. Interest on the Bonds, payable initially on December 1, 2021, and thereafter on each June 1 and December 1, to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the registrar at the close of business on the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	$9,269,050
GOOD FAITH DEPOSIT:	1% of Par Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "*TAX EXEMPTION AND RELATED TAX MATTERS*" for more information.
BANK QUALIFICATION:	The Bonds will NOT be designated as "qualified tax-exempt obligations".
LEGAL OPINION:	Dorsey & Whitney LLP, Des Moines, Iowa
REGISTRAR:	CFO/Assistant City Administrator
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, February 10, 2021 Office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, February 10, 2021 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on March 17, 2021

The date of this Preliminary Official Statement is January 27, 2021.

*Preliminary; subject to change.

(THIS PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE PRELIMINARY OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.)

CITY OF DAVENPORT, IOWA

$9,325,000* General Obligation Refunding Bonds, Series 2021A

MATURITY: June 1 as follows:

Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]	Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]
2022	$ 950,000	_.__%	_.__%	____	2028	$ 1,045,000	_.__%	_.__%	____
2023	975,000	_.__%	_.__%	____	2029	565,000	_.__%	_.__%	____
2024	990,000	_.__%	_.__%	____	2030	580,000	_.__%	_.__%	____
2025	990,000	_.__%	_.__%	____	2031	595,000	_.__%	_.__%	____
2026	1,010,000	_.__%	_.__%	____	2032	605,000	_.__%	_.__%	____
2027	1,020,000	_.__%	_.__%	____					

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $10,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

INTEREST: Interest on the Bonds will be payable on December 1, 2021 and semiannually thereafter.

OPTIONAL REDEMPTION: Bonds due after June 1, 2029 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call.

[1] Interest rates, yields, and CUSIP numbers will be set forth in the final Official Statement described herein.

No dealer, broker, salesman or other person has been authorized by the City, PFM Financial Advisors LLC (the "Municipal Advisor") or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources, which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinions herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement nor any sale made thereafter shall, under any circumstances, create any implication that there has been no change in the affairs of the City or in any other information contained herein, since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

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Official Bid Form

(This page has been left blank intentionally.)

INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of $9,325,000 General Obligation Refunding Bonds, Series 2021A (the "Bonds") by the City of Davenport, Iowa (the "City") and does not purport to be comprehensive. All such information is qualified in its entirety by reference to the more detailed descriptions appearing in this Preliminary Official Statement, including the appendices hereto.*

Issuer:	The City of Davenport, Iowa. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois.	
Purpose:	Together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2021, $9,905,000 of the outstanding General Obligation Corporate and Refunding Bonds, Series 2013A, dated March 5, 2013, maturing June 1, 2022 through 2032 (the "Refunded Bonds").	
Security:	The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.	
Optional Redemption:	The Bonds due after June 1, 2029 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to the date of call.	
Principal Payments:	Principal is payable on June 1 in the years 2022 through 2032.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2021.	
Bank Qualification:	The Bonds will NOT be designated as "qualified tax-exempt obligations".	
Tax Status:	See *"TAX EXEMPTION AND RELATED TAX MATTERS"* herein.	
Professional Consultants:	*Municipal Advisor:*	PFM Financial Advisors LLC Des Moines, Iowa
	Bond Counsel:	Dorsey & Whitney LLP Des Moines, Iowa
Book-Entry-Only:	The Bonds will be issued as book-entry-only securities through The Depository Trust Company.	
Authority for Issuance:	The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa.	
Denominations:	$5,000 or multiples thereof.	
Registration & Exchange:	Upon presentation to the Registrar, the Bonds will be exchanged for one or more Bonds in multiples of $5,000.	
Record Date:	The close of business on the 15th day of the month next preceding the interest payment date.	

* Preliminary; subject to change.

Conditions Affecting Issuance of the Bonds: The Bonds are offered when, as and if issued, subject to the approving legal opinion of Dorsey & Whitney LLP.

Limitations on Offering or Reoffering Securities: No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

Legal Matters: Legal matters incident to the authorization and issuance of the Bonds are subject to the opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinion will be substantially in the form set forth in APPENDIX B attached hereto. The opinion will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED TAX MATTERS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS". Bond Counsel has prepared the documents contained in APPENDIX B, APPENDIX C and APPENDIX D.

No Litigation: There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

Questions regarding the Bonds or the Preliminary Official Statement can be directed to and additional copies of the Preliminary Official Statement and the City's Comprehensive Annual Financial Reports may be obtained from PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (phone: 515-724-5724), the City's Municipal Advisor, or from Ms. Mallory Merritt, CFO/Assistant City Administrator, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7792).

DESCRIPTION OF THE BONDS

Authorization and Purpose

The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Bonds will be issued pursuant to the ordinance to be adopted by the City Council on February 10, 2021.

Together with cash on hand, the Bonds are being issued to current refund, on June 1, 2021, $9,905,000 of the City's outstanding General Obligation Corporate and Refunding Bonds, Series 2013A, originally dated March 5, 2013, maturing June 1, 2022 through 2032 (the "Refunded Bonds").

Refunded Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
03/05/13	06/01/22 - 32	$ 9,905,000	06/01/21	100%

Sources and Uses of Funds

Table 1 below presents the estimated sources and uses of funds for the Bonds.

Table 1
Estimated Sources and Uses of Funds for the Bonds

Sources:	
Par Amount of Bonds	$ 9,325,000.00*
City Cash on Hand	695,000.00
Total Sources of Funds	$ 10,020,000.00*
Uses:	
Redemption of the Refunded Bonds	$ 9,905,000.00
Underwriter's Discount	55,950.00
Estimated Cost of Issuance and Contingency	59,050.00
Total Uses of Funds	$ 10,020,000.00*

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2021. Interest will be computed on a 360-day year, 30-day month basis and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

Optional Redemption

The Bonds due after June 1, 2029 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

Security

Pursuant to the resolution authorizing the Bonds and the Iowa Code Chapters 76 and 384, as amended, collectively, (the "Act"), the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment

of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the resolution provide for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file certified copies of the resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for debt service fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the debt service fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Act, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget.

Registration and Transfers

The Registrar will be the City's CFO/Assistant City Administrator. The Bonds will be issued as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository of the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal and interest will be paid to DTC, which will in turn remit such principal and interest to its participants, for subsequent disbursement to the beneficial owners of the Bonds. Each bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

Book-Entry-Only Form

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies,

and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

Continuing Disclosure

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than June 30 of each year following the end of the 2019-2020 Fiscal Year, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the "Rule").

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

THE CITY OF DAVENPORT

Introduction

The City of Davenport, Iowa (the "City") is the principal city of eastern Iowa and the county seat of Scott County. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois. The City is the third largest city in Iowa. The City, named after Colonel George Davenport, was originally settled in 1808, making it one of the oldest cities in the upper Midwest. Incorporated in 1836, the City continues as one of the four remaining special charter cities in Iowa. The General Assembly of Iowa in 1851 adopted a special charter for the City and with subsequent amendments adopted by the General Assembly in 1853, 1855, and 1857, the charter has remained unchanged to this date. Subsequent changes to the laws of the State of Iowa affecting cities under special charter have been made from time to time and are now codified in Chapter 420, Code of Iowa, 1987 as amended.

The development of the City commenced with the end of the Black Hawk War (1832) and the immigration flowing from political unrest in Europe. Lands west of the Mississippi were first opened for settlement in 1833. The population in 1840 was 600; in 1850, 1,848; in 1860, 11,267; in 1870, 20,038 of whom 8,301 were immigrants from Europe. The Mississippi River and early water transportation established the City as a major grain depot in the heart of the greatest agricultural center in the world, with commercial development prominent as early as 1850.

With its dynamic development, the City has served its area in a unique capacity. The City is the major city of the "Quad-City Metropolitan Area" which includes three counties located in two states. The area includes Scott County, Iowa and Rock Island and Henry Counties, Illinois. The major communities, apart from the City, include the cities of Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. This Davenport-Moline-Rock Island Metropolitan Statistical Area had an official 2010 U. S. Census population of 379,690. The City, with a 2010 U.S. Census population of 99,685, is the largest city in the State of Iowa on the Mississippi River, and ranks high as a retail and business center.

The City is located 335 miles southeast of Minneapolis, 163 miles west of Chicago, 303 miles east of Omaha and 233 miles north of St. Louis. The location of the City along the inland waterway system provides a minimum nine-month shipping season of barge traffic. Coal, petroleum, and grain remain the major commodities shipped by barge. The Davenport Municipal Airport, (the "Airport"), consists of two moderate-length runways serving primarily private, commuter, and corporate aircraft. The Airport is also designated as a U.S. Customs Port of Entry, providing clearance on charters and private planes. The City is served by U.S. Highways No. 6, 61, and 67; State Highways No. 22 and 130; and Interstates 74 and 80. The City is served by the Burlington-Northern Railroad, the Soo Line Railroad Co., the Davenport, Rock Island and North Western line, and the Iowa Interstate Railroad. The Quad-City International Airport provides commercial air service by Allegiant, American Eagle, United Express, and Delta Connection.

Intra-city bus service is provided with 10 fixed routes within the City and one route providing service to the Rock Island central business district. The Quad-Cities Metropolitan Area is served by 34 passenger motor carriers.

In addition to its prominence as a commercial center, the City serves its trade area as a medical center. The City's two hospitals, Genesis Medical Centers East and West, provide a combined capacity of 502 beds offering excellent medical care facilities. An additional four general hospitals located throughout the Quad-Cities Metropolitan Area provide modern medical service to the surrounding area.

Form of Government

The form of city government is Mayor-Council, utilizing a professional City Administrator. A Mayor, two Aldermen-at-Large, and an Alderman for each ward (eight wards are presently established in the City) are elected by the electors. City elections are held on the Tuesday after the first Monday in November in odd numbered years. At each election, a Mayor and two Alderman-at-Large are elected by the electors of the whole city; and one Alderman from each ward of the City is elected by the electors of that ward. The persons so elected hold their respective offices for a term of two years.

Mayor and Council

	Initial Term Commenced	Current Term Expires
Mike Matson, Mayor	1/20	1/22
Kyle Gripp, Alderman-at-Large	1/16	1/22
J J Condon, Alderman-at-Large	1/18	1/22
Rick Dunn, First Ward	1/14	1/22
Maria Dickman, Second Ward	1/16	1/22
Marion Meginnis, Third Ward	7/17	1/22
Raymond A. Ambrose, Fourth Ward	1/98	1/22
Matt Dohrmann, Fifth Ward	1/20	1/22
Ben Jobgen, Sixth Ward	1/20	1/22
Patrick Peacock, Seventh Ward	1/20	1/22
Judith Lee, Eighth Ward	1/20	1/22

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are 12 department directors, of which seven are appointed by the City Administrator. The Library Director is appointed by the Board of Library Trustees and the Civil Rights Director is appointed by the Civil Rights Commission. City administrative personnel are presented below.

Administration

Corrin Spiegel, City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Mallory L. Merritt, CFO/Assistant City Administrator
Vacant, Direct of Human Resources
Cory J. Smith, Director of Information Technology
Michael P. Carlsten, Fire Chief
Thomas D. Warner, Corporation Counsel
Paul M. Sikorski, Police Chief
Amy Groskopf, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Chad B. Dyson, Director of Parks and Recreation
Richard E. Oswald, Director of Neighborhood Services

Municipal Services

The City provides a wide variety of public services through thirteen professionally staffed departments including the Administration Department overseen by the City Administrator. A summary of the operation of major City departments is provided below.

Administration Department

The Administration Department provides overall coordination of the daily operations of the City, including the official communications of the City.

Finance Department

The Department of Finance is responsible for collecting, accounting for and disbursing all monies due to and collected by the City, budget preparation, purchasing management, risk management and management of contractual administration of the RiverCenter/Adler Theatre. A more detailed description of the role of the Department of Finance is included in the "Financial Information" section of this Official Statement.

Information Technology Department

The Information Technology Department provides network, telephone, radio, computer and communication support within the City.

Legal Department

The purpose of the Legal Department is to provide legal services required by the City for the Mayor, City Council, City Administrator, Boards, Commissions and City Employees.

Human Resources Department

The Human Resources Department develops, implements and administers a comprehensive personnel program to assure compliance of personnel practices with good management policy and with applicable federal, state and local legislation and to conduct collective bargaining with certified employee representatives.

Community and Economic Development Department

The purpose of the Community and Economic Development Department is to provide housing, economic development and community programming.

Police Department

The Police Department is responsible for crime curtailment, public safety and welfare through the enforcement of state and local laws.

Fire Department

The Fire Department is responsible for prevention of loss of life and property due to fires. The Fire Department has seven fire stations with eight engine companies, three ladder companies, and four reserve apparatus.

Parks and Recreation Department

The Parks and Recreation Department acquires, maintains and develops in excess of 1,981 acres of public parks, open spaces, cemeteries and recreation facilities to enhance the leisure time activities for the residents of the City.

Municipal Library

The Library maintains approximately 198,939 volumes of adult and children's books and 130 public use computers are available at three locations.

Public Works Department

The purpose of the Public Works Department is to provide: (a) the engineering and construction of infrastructure; (b) public service such as infrastructure maintenance, snow removal, sewer maintenance, garbage and refuse collection, recycling, and operation of the municipal garage; (c) operation of and maintenance of the City's Water Pollution Control Plant, and Compost Facility; (d) administration of mass transit, airport and traffic engineering operations of the City and (e) the delivery of construction inspection services.

Civil Rights Department

The Civil Rights Department is responsible for receiving and causing the investigation of discrimination complaints, to study the existing character and cause of patterns and practices of discrimination.

Development and Neighborhood Services Department

The Development and Neighborhood Services Department includes the management of planning and zoning, rental inspection program, nuisance code enforcement, zoning code enforcement, parking enforcement, parking services, and management of procedure to track and abate vacant/substandard homes.

Municipal Enterprises

The City has eleven enterprise operations. A brief description of each enterprise is presented below.

Public Transit Fund

Accounts for revenue and expenses associated with the City's fixed route transit system, demand response transit system and the ground transportation terminal, known as the Transit Center. Revenue is generated mainly from charges for services and miscellaneous office rentals at the Transit Center.

Parking System Fund

Accounts for revenue and expenses associated with the City's parking system, which provides both on-street and off-street parking. This operation is administered by the Public Works Department.

Sewer Operations Fund

Accounts for revenue and expenses of the system responsible for collecting and treating the wastewater of the Cities of Davenport, Bettendorf, Riverdale, and Panorama Park. The City accumulates the costs of operations, construction, and equipment replacement, and bills the other cities monthly for their portion of such costs based on an actual usage percentage calculated annually.

Public Housing Fund

Accounts for revenue and expenses associated with the Heritage High-Rise housing facility for the elderly, handicapped and disabled and for the Public Housing units for low-income families. A Federal Housing and Urban Development (HUD) subsidy provides support for the Heritage High-Rise housing facility.

Golf Courses Fund

Accounts for revenue and expenses associated with operation of the City's three golf courses (Duck Creek, Emeis, and Red Hawk). The fund also accounts for the revenue and expenses of the golf course capital improvement fee charged at the three courses.

Airport Fund

Accounts for revenue and expenses associated with operation of the City's Municipal Airport, a reliever airport for the Quad-City Airport. Rental income is obtained for the leasing of surrounding farmland, as well as hangar spaces at the airport.

RiverCenter Fund

Accounts for rental income and expenses associated with the operation of a 130,000-square-foot RiverCenter conference, convention and trade show facility and a 2,347-seat Adler Theatre (the "Center"). The Center is the Quad-Cities' conference, convention, trade show facility and theater and it is operated for the use and enjoyment of the City's citizens, as well as, to encourage a flow of people and dollars into the community.

Solid Waste Collection Fund

Accounts for revenue and expenses associated with the City's solid waste, bulky waste, yard waste and curbside recycling programs.

Clean Water Utility Fund

Accounts for revenue and expenses related to the operation and maintenance of the storm water collection system including inspections, mapping, drainage maintenance, street sweeping and other activities related to clean water activities.

River's Edge Fund

Accounts for revenue and expenses associated with operating an indoor sports facility that offers both an indoor ice rink and soccer fields.

Transload Fund

Accounts for revenue and expenses associated with operating a transload facility that offers a way for users to realize the benefit of rail freight without onsite rail access.

Municipal Employees

As of December 31, 2020, the City had 1,052 employees, consisting of 754 full-time employees and 298 part-time and seasonal employees. Table 2 presents a history of total personnel over the last five years. Table 3, on the following page, presents employment by job category.

Table 2
Municipal Employees

December 31	Full-Time	Part-Time
2020 *	754	298
2019	756	399
2018	750	445
2017	740	430
2016	736	415

* As of December 31, 2020

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2020

	Full-time	Part-time
City Council	1	10
Mayor	2	0
Finance	23	2
Administration	5	0
Information Technology	10	0
Legal	4	0
Human Resources	6	2
Community & Economic Development	18	1
Civil Rights	4	0
Neighborhood Services [(1)]	23	3
Public Works [(1)]	275	39
Police	189	0
Fire	134	0
Leisure Facilities and Services	19	209
Library	41	32
	754	298

Source: City of Davenport Department of Human Resources.

Retirement Systems and Other Post Employment Benefits

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System ("IPERS"): The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by IPERS. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City's contributions to IPERS for the Fiscal Years ended June 30, 2018, 2019, and 2020 as shown below equal the required contributions for each year:

	FY 2017-18	FY 2018-19	FY 2019-20
IPERS City Contribution	$ 2,853,786	$ 3,142,483	$ 3,124,419

The IPERS Comprehensive Annual Financial Report is available on the IPERS website, https://www.ipers.org/financial-and-investment, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 68, the City reported a liability of $25,352,785 within its Comprehensive Annual Financial Report (the "CAFR") as of June 30, 2020 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan

relative to the contributions of all IPERS participating employers. At June 30, 2019, the City's collective proportion was 0.4378222% which was an increase of 0.012935% from its proportion measured as of June 30, 2018.

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS ("UAAL"). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section A beginning on page 54 of the City's June 30, 2020 CAFR contained as APPENDIX A of this Preliminary Official Statement.

Municipal Fire and Police Retirement System of Iowa ("MFPRSI"): The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City's contributions to MFPRSI for the Fiscal Years ended June 30, 2018, 2019 and 2020 as shown below equal the required contributions for each year:

	FY 2017-18	FY 2018-19	FY 2019-20
MFPRSI City Contribution	$ 5,806,691	$ 6,142,533	$ 6,045,972

The MFPRSI Independent Auditors Report is available on the MFPRSI website, http://www.mfprsi.org/about-mfprsi/publications/ or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

Pursuant to GASB Statement No. 68, the City reported a liability of $51,029,867 within its CAFR as of June 30, 2020 for its proportionate share of the MFPRSI net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2019, the City's proportion was 7.779814% which was an increase of 0.027723% from its proportion measured as of June 30, 2018.

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section B beginning on page 57 of the City's June 30, 2020 CAFR contained as APPENDIX A of this Preliminary Official Statement.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Section 457 plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. The City's contributions to deferred compensation for the Fiscal Years ended June 30, 2018, 2019 and 2020 are shown below:

	FY 2017-18	FY 2018-19	FY 2019-20
457 Deferred Contribution	$ 2,123,957	$ 2,343,344	$ 2,285,896

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section C beginning on page 61 of the City's June 30, 2020 CAFR contained as APPENDIX A of this Preliminary Official Statement.

Other Post-Employment Benefits ("OPEB"): The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City's group health plan. The plan is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City's self-insured plan.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. For Fiscal Year ended June 30, 2020, retirees receiving benefits contributed $563,683 through their required contribution of $1,039 per month for single health coverage, $1,660 per month for single plus one health coverage and $2,320 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activates are generally liquidated by the Employee Health Insurance Internal Service Fund.

	Total OPEB Liability
Balance as of July 1, 2019	$ 22,629,887
Changes for the year:	
Service cost	1,845,432
Benefit Changes	(415,035)
Difference between expected and actual experience	(764,189)
Interest	775,135
Changes in assumptions or other inputs	786,232
Contributions and payments made	(966,320)
Net changes	1,261,255
Balance as of June 30, 2020	$ 23,891,142

For additional information on the City's Other Post Employment Benefits (OPEB), refer to Note 10 beginning on page 71 of the City's June 30, 2020 CAFR contained as APPENDIX A of this Preliminary Official Statement.

Bargaining Units

Table 4 presents the various organizations, number of employees represented and the respective contract expiration dates.

Table 4
Union Representation – December 31, 2020

Union	Employees Represented	Contract Expiration Date
Davenport Association of Professional Firefighters, Local #17	124	June 30, 2023
Union of Professional Police Organization, Local #2	153	June 30, 2023
American Federation of State, County and Municipal Employees, General Local #887	87	June 30, 2021
American Federation of State, County and Municipal Employees, Library Local #887	26	June 30, 2021
Chauffeurs, Teamsters and Helpers Local Union #238	179	June 30, 2021
Division #312 of the Amalgamated Transit Union	30	June 30, 2021

Source: City of Davenport Payroll Department.

ECONOMIC AND DEMOGRAPHIC INFORMATION

Population

The City covers an area of approximately 66 square miles. Table 5 presents demographic data for the City based on the past five decennial censuses.

Table 5
Demographic Data

Census Year	Quad-City Area	Percent Increase (Decrease)	Scott County	Percent Increase (Decrease)	City of Davenport	Percent Increase (Decrease)	City Density Per Sq. Mile
2010	379,690	1.0%	165,224	4.1%	99,685	1.3%	1,608
2000	376,019	7.2%	158,668	5.1%	98,359	3.2%	1,586
1990	350,861	(8.6%)	150,979	(5.7%)	95,333	(7.7%)	1,538
1980	383,958	5.9%	160,022	12.1%	103,264	4.9%	1,666
1970	362,641	12.6%	142,687	18.7%	98,469	10.7%	1,588

Source: United States Census Bureau.

Employment

Over 425 industrial firms are located in the Quad-Cities Metropolitan Area. Principal products include aluminum sheet and foil, farm implements, aircraft instruments and equipment, animal feeds, laundry machinery, ordnance equipment, pork, beef and other food products, Portland cement, rubber footwear, wheels and wheel balancing equipment, scales, steel castings, traffic controls, ventilation systems and many others.

Prominent employers within the Quad-Cities Metropolitan area include the Rock Island Arsenal, Deere & Company and Trinity Medical Center. The top employers within Davenport are presented on the next page in Table 6. Table 7 presents other major employers within the Quad-Cities Metropolitan Area.

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Table 6
Major Employers, City of Davenport

Employer Name	Product	Approximate Number of Employees [1]
Genesis Health System	Health Care System	4,805
Arconic [2]	Aluminum, Sheet, Plate & Foil	2,500
Davenport Community Schools	Education	2,279
City of Davenport	Government	1,140
MidAmerican Energy Company	Utility Service	845
Kraft Heinz	Meat Packing	844
Eastern Iowa Community College	Education	758
Alorica Customer Care Inc./APAC	Telemarketing	650
Von Maur	Headquarters/Distribution for Retail Stores	640
United Parcel Service	Parcel Delivery Service	640
Wells Fargo-Davenport Region	Finance	610
AT&T Corporation [3]	Telecommunications	610
Sears Manufacturing	Tractor Seats	520
Scott County	Government	486
St. Ambrose University	Education	484
Rhythm City Casino	Casino, Hotel & Entertainment	466

[1] Includes full and part time employees.
[2] Headquarters in Riverdale, IA. Formerly known as Alcoa Davenport Works.
[3] Headquarters in Rock Island, IL.

Source: Larger Employer websites. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

Table 7
Major Employers, Quad-Cities Metropolitan Area [1]

Employer Name	Product	Approximate Number of Employees [2]
Rock Island Arsenal	Government, Armaments	8,100 [3]
Trinity Medical Center/Unity Point	Health Care	7,348
Deere & Company	Industrial and Agricultural Equipment	7,240
Genesis Health System	Health Care	6,160
Hy-Vee	Grocery	4,581
HNI Corporation/The Hon Company/Allsteel	Manufacturing	4,205
Arconic	Aerospace and Defense Aluminum	2,500
Kraft Heinz	Food Processing	2,498
Walmart	Warehouse Clubs and Supercenter	2,480
Tyson Fresh Meats	Food Processing	2,400
West Liberty Foods	Food Processing	1,600
Mercy Medical Center	Healthcare	1,216
Tri-City Electric Co.	Electrical Contractor	1,200
Kent Corporation	Food Processing	1,100

[1] Includes largest employers within the Quad Cities region. Year to year comparisons may not be accurate due to variability of source data.
[2] Includes full and part time employees.
[3] Civilian employee count only; military count considered classified information.

Source: Quad Cities Chamber most recent list. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

Labor Force and Unemployment Statistics

Table 8 lists the labor force, average annual employment and unemployment rate for the Davenport-Moline-Rock Island Combined Statistical Area ("CSA"), as compared to the unemployment rates for the City, State of Iowa and the United States for the years 2016 through October 2020.

Table 8
Labor Force and Unemployment Statistics

	Davenport-Moline-Rock Island CSA			Unemployment Rates		
	Labor Force	Employed	Unemployment Rate	City of Davenport	State of Iowa	United States
2020	234,000	215,100	8.1%	7.5%	6.0%	8.4%
2019	241,400	231,700	4.0%	3.9%	2.7%	3.6%
2018	237,200	227,800	3.9%	3.5%	2.6%	3.8%
2017	235,100	224,900	4.3%	4.1%	3.1%	4.3%
2016	238,100	225,700	5.2%	5.0%	3.6%	4.8%

Source: Iowa Workforce Development website and the Illinois Department of Employment Security website.

Buying Income and Per Capita Retail Sales

Table 9 below lists median household effective buying income and per capita retail sales for the City, the Quad-Cities Area, and the State of Iowa for the years 2016 through 2020.

Table 9
Buying Income/Per Capita Retail Sales

	Effective Buying Income			Per Capita Retail Sales		
	City of Davenport	Quad-Cities Area	State of Iowa	City of Davenport	Quad-Cities Area	State of Iowa
2020	$ 45,779	$ 49,761	$ 52,409	$ 29,171	$ 19,866	$ 19,962
2019	43,187	47,556	50,853	28,389	19,050	19,504
2018	43,960	47,181	48,743	26,773	15,190	17,520
2017	41,579	44,413	47,626	26,773	17,722	17,619
2016	40,279	46,386	46,280	31,743	24,985	19,672

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits [3]

Fiscal Year	New Commercial No.	New Commercial Value	New Industrial No.	New Industrial Value	Miscellaneous [1] No.	Miscellaneous [1] Value	New Residential No.	New Residential Value	Other [2] Value
2021 [3]	4	$ 3,428,905	1	$ 1,707,332	177	$ 3,095,168	55	$ 9,792,738	$ 77,156,434
2020	27	47,353,022	0	0	401	7,372,325	54	8,964,231	106,838,115
2019	20	39,831,396	0	0	406	3,694,639	124	38,306,434	105,994,514
2018	32	162,746,312	0	0	414	9,514,991	133	19,284,517	89,773,209
2017	16	30,228,670	1	43,190,255	474	5,773,358	163	23,767,466	122,124,731

[1] Includes schools, churches, and other institutions.
[2] Remodeling and other miscellaneous permits.
[3] As of November 30, 2020

Source: City of Davenport Department of Public Works.

Education

Three school districts serve the City. They are the Davenport Community School District, the North Scott Community School District and the Bettendorf Community School District. The North Scott Community School District represents approximately 3% of the City. The Davenport Community School District serves approximately 95% of the City, and the Bettendorf School District overlaps slightly into the City. There are four high schools, four junior high schools, one kindergarten through eighth grade, seventeen elementary schools and eight private schools providing K-12 education in the City. The Davenport Community School District public school enrollment over the last five years has been as follows:

Table 11
Public School Enrollment (October 1)

Year	Fiscal Year	Certified Enrollment
2020	2021-22	14,470
2019	2020-21	14,930
2018	2019-20	15,054
2017	2018-19	15,233
2016	2017-18	15,489

Source: Davenport Community School District.

Community Colleges and Adult Education

The Eastern Iowa Community College District (the "EICC") operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. Scott Community College provides the first and second years of liberal arts and pre-professional training for those students who wish to transfer to other institutions, and also provides a program which is appropriate to the vocational or technical objectives of the students. The Davenport Community School District offers adult education courses to individuals 16 years of age and over and not enrolled in a full-time school. Individuals who have not completed their high school education may do so through the programs established through the adult education program.

Higher Education

St. Ambrose University (the "University") is a co-educational, liberal arts university accredited by the North Central Association of Colleges and Secondary Schools and the Iowa Department of Public Instruction. It is affiliated with the New York Board of Regents. St. Ambrose offers a Bachelor of Arts, Bachelor of Science, Bachelor of Music, Bachelor of Music Education, Bachelor of Special Studies and Bachelor of Selected Studies. In addition, a Master's Degree in Business Administration is offered.

Palmer College of Chiropractic (the "College") is accredited by the Council on Chiropractic Education, the North Central Association of Colleges and Secondary Schools, and by the Iowa Department of Public Instruction. The College offers a four-year course of study leading to a Doctor of Chiropractic degree.

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INDEBTEDNESS

Authority to Incur Debt

The Bonds are issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the City's Charter. The City's special charter from the State of Iowa allows general obligation bonds to be issued upon approval of the City Council and does not require the vote of the taxpayers unless future interest payments on all debt reach a point where they exceed 75% of ordinary annual City revenues.

Debt Limit

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

> *"Indebtedness of political or municipal corporations No county, or other political or municipal corporation, shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation to be ascertained by the last state and county tax lists, previous to the incurring of such indebtedness."*

Table 12
Debt Limit Computation
Upon the Issuance of the Bonds
(March 17, 2021)

Legal debt limit of 5% of 100% of actual value for Fiscal Year 2021 as of January 1, 2019 [(1)]	$ 383,418,647
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	228,510,000 *
TIF Rebate Agreements	4,437,129
Total debt subject to debt limit (60.76%)	$ 232,947,129 *
Legal debt limit margin (39.24%)	$ 150,471,518 *

[(1)] Calculated on Gross Actual Value (includes increment value and is less military exemption).

* Preliminary; subject to change.

Debt Administration

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

Overlapping Debt

There are five taxing jurisdictions which overlap the City. These are other governmental entities which exist within the City but which are not governed by the City Council, and are presented below:

Scott County

The City is located within Scott County. The county is a separate governmental agency which provides municipal services such as street maintenance, public safety in areas not governed by other municipalities and health and welfare services. The County Treasurer is responsible for tax collections throughout the county.

Community School Districts

Davenport, North Scott, and Bettendorf Community School Districts provide K-12 education for residents of the City. Each district is an autonomous governmental body which adopts its own budget and levy.

Eastern Iowa Community College District

The Eastern Iowa Community College (the "EICC") operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. EICC is an autonomous governmental body which adopts its own budget and levy.

Table 13 sets forth those overlapping jurisdictions with general obligation debt outstanding as of December 16, 2020.

Table 13
Overlapping Debt to the City

Jurisdiction	General Obligation Debt	% of Debt Allocable to the City [1]	Portion Allocable to the City
Scott County	$ 27,885,000	50.49%	$ 14,079,137
Davenport Community School District	0	87.63%	0
North Scott Community School District	0	21.87%	0
Bettendorf Community School District	0	24.08%	0
Eastern Iowa Community College (Area IX)	31,470,000	30.39%	9,563,733
Total Overlapping Debt			$ 23,642,870

[1] Based on 1/1/2019 Taxable Valuations.

Source: Iowa Department of Management, Thomson Reuters, Iowa Auditor of State, and MSRB Electronic Municipal Market Access.

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Debt Trends

Table 14 summarizes the debt outstanding as a percent of the City's taxable valuation used to calculate the debt service levy and debt per capita for the last five fiscal years.

Table 14
Ratio of Net General Obligation Bonded Debt as a Percent of
Debt Service Levy Valuation and Net Bonded Debt Per Capita

Fiscal Year	Population [1]	Debt Service Valuation [2]	Gross Bonded Debt	Debt Service Monies Available [3]	Debt Payable from Enterprise Revenues	Debt Payable from TIF Revenues [4]	Debt Payable From Other Revenue [5]	Net Bonded Debt	Net Bonded Debt to Debt Service Valuation	Net Bonded Debt per Capita
2021	99,685	$ 4,952,300,751	$ 228,510,000 [6]	$ 23,264,248	$ 59,500,000	$ 26,255,000	$ 70,000	$ 119,420,752	2.41%	$ 1,198
2020	99,685	4,757,224,920	207,415,000 [7]	23,264,248	56,010,000	26,680,000	70,000	101,390,752	2.13%	1,017
2019	99,685	4,535,793,815	210,330,000 [7]	19,584,654	57,110,085	30,575,000	135,000	102,925,261	2.27%	1,033
2018	99,685	4,325,977,195	211,165,000 [7]	18,119,961	55,643,045	33,905,000	195,000	103,301,994	2.39%	1,036
2017	99,685	4,195,513,263	219,760,000 [7]	26,950,654	58,948,675	28,527,060	279,550	105,054,061	2.50%	1,054

[1] Source: 2010 U.S. Census.
[2] Based on Debt Service Valuation as provided by the Iowa Department of Management. Excludes agricultural land and building; includes all utilities and incremental values and is less military exemption. Debt service is levied against taxable value including taxable incremental value.
[3] Includes special assessments. As of June 30, 2020.
[4] TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.
[5] Debt payable from self-supported municipal improvement district levy and Levee Commission rents.
[6] Debt outstanding is as of the date of this Preliminary Official Statement.
[7] Debt outstanding is as of the end of the fiscal year and may include refunded bonds.

Source: Except as noted, City of Davenport Finance Department.

Table 15 summarizes the debt outstanding as of March 17, 2021 as debt per capita, percent of actual value, and percent of debt service valuation as of January 1, 2020 payable in Fiscal Year 2020-21 upon the issuance of the Bonds.

Table 15
Debt Ratios Upon the Issuance of the Bonds

Debt Ratios	Gross Bonded Debt [1]	Debt Service Monies Available [2]	Debt Payable from Enterprise Revenues	Debt Payable from TIF Revenues [3]	Debt Payable from Other Revenues [4]	Net Bonded Debt	Net Bonded Debt per Capita (99,685)	Net Bonded Debt to Actual Value ($7,688,372,922) [5]	Net Bonded Debt to Debt Service Valuation ($4,952,300,751) [6]
G.O. Bonded Debt	$ 228,510,000 *	$ 23,264,248	$ 59,500,000	$ 26,255,000	$ 70,000	$ 119,420,752	$ 1,198	1.55%	2.41%
Overlapping Debt	23,642,870	--	--	--	--	23,642,870	237	0.31%	0.48%
Total	$ 252,152,870	$ 23,264,248	$ 59,500,000	$ 26,255,000	$ 70,000	$ 143,063,622	$ 1,435	1.86%	2.89%

[1] Includes the Bonds.
[2] Includes special assessments. As of June 30, 2020.
[3] TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.
[4] Debt payable from self-supported municipal improvement district levy and Levee Commission rents.
[5] Based on January 1, 2019 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.
[6] Based on January 1, 2019 Debt Service Valuation as provided by the Scott County Auditor. Includes Taxable TIF Increments and all utilities but excludes Agricultural Land and Agricultural Buildings.

* Preliminary; subject to change.

Source: Except as noted, City of Davenport Finance Department.

Long-Term Debt

Table 16 summarizes the City's long-term debt as of June 30, 2020 and upon the issuance of the Bonds.

Table 16
General Obligation Debt Outstanding by Issue

Issue Date	Description	Original Amount	Interest Range	Final Maturity	Principal Outstanding June 30, 2020	Principal Outstanding March 17, 2021
03/05/13	Corporate Ser A	$21,870,000	3.000% - 3.250%	06/01/32	$11,010,000	$1,105,000 [2]
03/05/14	Corp & Ref Ser A	23,125,000	3.000% - 5.000%	06/01/29	14,225,000	14,225,000
03/05/14	Refunding Ser B	10,950,000	3.000% - 5.000%	06/01/23	3,305,000	3,305,000
03/10/15	Corporate Ser A	17,715,000	3.000% - 5.000%	06/01/30	11,330,000	11,330,000
03/23/16	Corporate Ser A	42,450,000	2.000% - 5.000%	06/01/31	33,375,000	33,375,000
03/23/16	Refunding Ser B	6,085,000	2.000% - 2.700%	06/01/28	3,385,000	3,385,000
03/23/16	Refunding Ser C	7,140,000	2.000% - 5.000%	06/01/24	4,360,000	4,360,000
03/21/17	Corporate Ser A	20,825,000	3.000% - 5.000%	06/01/32	17,180,000	17,180,000
03/21/17	Refunding Ser B	7,345,000	2.000% - 3.000%	06/01/29	5,850,000	5,850,000
03/21/17	Refunding Ser C	13,685,000	4.000% - 5.000%	06/01/25	10,020,000	10,020,000
04/03/18	Refunding Ser A	31,620,000	3.000% - 5.000%	06/01/33	25,855,000	25,855,000
04/03/18	Refunding Ser B	8,275,000	3.000% - 3.550%	06/01/33	6,725,000	6,725,000
03/19/19	Corporate Ser A	21,590,000	3.000% - 5.000%	06/01/34	20,505,000	20,505,000
04/15/20	Corp & Ref	40,290,000	2.040%	06/01/35	40,290,000	40,290,000
12/01/20	Corporate Ser B	21,675,000	2.000% - 5.000%	06/01/36	0	21,675,000
03/17/21	Refunding Ser A	9,325,000 *	TBD	06/01/32	0	9,325,000 *
Total General Obligation Bonds					$207,415,000	$228,510,000 *
Total Abatement Supported [1]					(82,760,000)	(85,825,000) *
Net General Obligation Bonded Debt					$ 124,655,000	$ 142,685,000 *

[1] The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, parking, airport, and solid waste utilities; public housing rental receipts; curbside recycling fees; hotel/motel tax receipts; municipal improvement district levy; levee rents; and tax increment revenues. See Table 18 for the principal and interest abated by the various revenue sources.

[2] The 2022 through 2032 maturities will be current refunded by the Bonds on June 1, 2021.

* Preliminary; subject to change.

Debt Service Payments

Table 17 represents a schedule of the estimated annual principal and interest payments for the City's general obligation debt upon the issuance of the Bonds.

Table 17
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments

FYE	Current Outstanding		Bonds*		Total Outstanding*		
June 30	Principal	Interest	Principal	Interest	Principal	Interest	Total
2021	$ 23,515,000	$ 3,886,083 [(1)]	$ 0	$ 0	$ 23,515,000	$ 3,886,083	$ 27,401,083
2022	23,035,000	6,537,351	950,000	156,843	23,985,000	6,694,194	30,679,194
2023	21,765,000	5,670,099	975,000	121,550	22,740,000	5,791,649	28,531,649
2024	21,520,000	4,885,313	990,000	112,288	22,510,000	4,997,601	27,507,601
2025	19,170,000	4,091,086	990,000	102,388	20,160,000	4,193,474	24,353,474
2026	15,620,000	3,471,461	1,010,000	91,498	16,630,000	3,562,959	20,192,959
2027	14,555,000	2,938,790	1,020,000	78,873	15,575,000	3,017,663	18,592,663
2028	15,105,000	2,432,719	1,045,000	64,083	16,150,000	2,496,802	18,646,802
2029	15,200,000	1,937,034	565,000	47,363	15,765,000	1,984,397	17,749,397
2030	13,045,000	1,432,376	580,000	37,758	13,625,000	1,470,134	15,095,134
2031	12,145,000	1,010,212	595,000	27,318	12,740,000	1,037,530	13,777,530
2032	8,390,000	638,801	605,000	14,823	8,995,000	653,624	9,648,624
2033	6,945,000	390,377			6,945,000	390,377	7,335,377
2034	4,635,000	202,050			4,635,000	202,050	4,837,050
2035	2,950,000	91,356			2,950,000	91,356	3,041,356
2036	1,590,000	31,800			1,590,000	31,800	1,621,800
	$ 219,185,000	$ 39,646,908	$9,325,000	$ 854,785	$ 228,510,000	$ 40,501,693	$ 269,011,693

[(1)] Excludes the December 1, 2020 interest payment in the amount of $3,534,101.

* Preliminary; subject to change.

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Tax Levy Abatement

Although the data listed in Table 16 and Table 17 is general obligation debt of the City, it is anticipated that portions of the debt service will be paid from sources other than the City property tax levy. Table 18 presents the estimated sources of payment for the City's general obligation debt as of March 17, 2021.

Table 18
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments
(Includes the Bonds)

Fiscal Year Ending June 30	Levy Supported	Sewer	TIF	Clean Water	Parking	DDDSMID [1]	Airport	Solid Waste	Heritage Fund	River Center/ Adler	Total Principal & Interest All Sources [2]
2021 [3]	$ 16,469,050	$ 5,756,391	$ 3,364,608	$ 201,582	$ 959,200	$ 71,750	$ 33,600	$ 448,031	$ 11,847	$ 85,025	$ 27,401,084
2022	20,190,131	6,756,622	2,821,125	175,072			36,000	585,500	13,194	101,550	30,679,194
2023	18,121,639	6,735,573	2,817,175	170,578			34,500	540,190	12,694	99,300	28,531,649
2024	17,217,061	6,609,806	2,821,675	170,936			38,000	535,778	12,294	102,050	27,507,600
2025	14,505,849	6,396,304	2,772,220	171,692			41,600	350,764	11,994	103,050	24,353,473
2026	11,259,936	5,829,125	2,684,508	117,346				189,000	11,694	101,350	20,192,959
2027	11,296,680	4,509,187	2,676,628						11,369	98,800	18,592,664
2028	11,321,401	4,531,912	2,676,208						16,031	101,250	18,646,802
2029	11,346,895	4,033,289	2,255,138						15,525	98,550	17,749,397
2030	9,288,402	3,447,829	2,258,053							100,850	15,095,134
2031	8,303,674	3,112,317	2,258,539							103,000	13,777,530
2032	6,545,265	2,271,884	831,474								9,648,623
2033	4,871,510	1,729,037	734,830								7,335,377
2034	3,698,506	1,138,544									4,837,050
2035	2,475,432	565,924									3,041,356
2036	1,377,000	244,800									1,621,800
Total	$ 168,288,431	$ 63,668,544	$ 30,972,181	$ 1,007,206	$ 959,200	$ 71,750	$ 183,700	$ 2,649,263	$ 116,642	$ 1,094,775	$ 269,011,692

[1] Downtown Davenport Development Self-Supported Municipal Improvement District.
[2] Totals may vary due to rounding.
[3] Excludes the December 1, 2020 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of January 13, 2021.

Table 19
TIF Rebate Agreements

TIF Agreement	Assessment	Remaining Term	Total Obligation Outstanding as of January 13, 2021	Total Obligation Subject to Debt Limit	Annual Payment as of January 13, 2021
M.A. Ford (Miracle Tools)	$ 1,816,590	10 years	$ 89,500	$ 35,500	$ 35,500
Tri City Electric	4,566,310	4 years	588,000	147,000	73,589
Von Maur	8,178,540	6 years	660,000	110,000	55,699
Von Maur e-commerce	8,178,540	8 years	744,000	93,000	46,619
Von Maur HQ & Distribution	13,795,220	9 years	1,080,000	120,000	60,248
Fidlar	4,491,900	8 years	712,000	89,000	45,825
Heart of America	14,718,540	10 years	4,700,000	470,000	236,221
Putnam	23,173,442	17 years	13,515,000	795,000	795,000
Parker	16,452,733	17 years	9,928,000	584,000	294,271
Kraft Heinz	42,837,180	12 years	10,000,000	854,000	430,591
Sterilite	64,135,090	14 years	8,996,099	531,129	531,129
Eastern Iowa Comm. College	11,374,100	14 years	4,669,000	333,500	0
Internal Debt [(1)]			275,000	275,000	275,000
Total			$ 55,956,599	$ 4,437,129	$ 2,879,692

[(1)] This amount is advanced yearly from the City's general fund to cover personnel costs and is repaid annually from the increase in the base assessed valuation urban renewal areas.

Source: City of Davenport Finance Department.

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Other Debt

As presented in Table 20, the City has other revenue debt outstanding.

Table 20
Other Debt

Date of Issue	Original Amount	Purpose	Security	Final Maturity	Principal Outstanding as of March 17, 2021
6/10	$ 10,000,000	Improvements	Sewer Net Revenues	6/41	$ 7,930,000
12/15	5,781,107 [1]	Improvements	Sewer Net Revenues	6/34	4,141,000
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	6,260,000 [2]
12/11	310,791	Rail Extension	Land	6/26	155,396 [3]
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	9/26	1,136,189 [4]
4/16	163,115	Public Transit	FTA State/Federal Payments	10/22	65,255 [5]
12/19	10,387,000	Improvements	Sewer Net Revenues	6/40	10,387,000 [6]
8/20	8,249,000	Improvements	Sewer Net Revenues	6/41	8,249,000 [7]

[1] Original amount was $7,085,000; the City drew only $5,286,107. The loan was then amended and refunded to add $495,000 in principal for a sponsored project on December 8, 2015.
[2] The City has drawn $6,663,022 of the $7,538,000 as of December 2020. Principal outstanding assumes the City will draw the full amount.
[3] The loan agreement with the Iowa Department of Transportation was reworked due to a change in the completion date of the project.
[4] Loan agreement with the Scott County Solid Waste Commission.
[5] The loan agreement with the Iowa Department of Transportation Office of Public Transit.
[6] The City has drawn $5,647,178 of the $10,387,000 as of December 2020. Principal outstanding assumes the City will draw the full amount.
[7] The City has drawn $1,376,003 of the $8,249,000 as of December 2020. Principal outstanding assumes the City will draw the full amount.

Industrial Revenue Bonds

Since 1976, the City has authorized the issuance of industrial development revenue bonds under the provisions of Chapter 419 of the Code of Iowa. The bonds and related interest are the sole responsibility of the issuers, and the bond principal and interest do not constitute liabilities of the City.

Future Financing

The City has no plans to issue additional general obligation bonds within 90 days of this Preliminary Official Statement.

FINANCIAL INFORMATION

Financial Reports

The responsibility for the financial function within the City rests with the CFO/Human Resources Director/Assistant City Administrator. The CFO/Human Resources Director/Assistant City Administrator administers a broad and integrated fiscal operation consisting of treasury management, budget formulation and execution (including grants administration), appropriation and general accounting, revenue collections, data processing, purchasing and risk management.

Prior to Fiscal Year 1981, the City's accounting records for general governmental operations were maintained on a cash basis. Beginning in Fiscal Year 1981, the City's records have been maintained consistent with generally accepted accounting principles.

Prior to March 31, the budget is legally enacted through City Council action. The State of Iowa requires the passage of a budget of total City operating expenditures by major program categories which may not be over expended unless amended. The operating budget by program includes the General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Fund and Proprietary Funds. Administrative control is maintained through the establishment of more detailed line item budgets.

A six-year capital improvement program provides the basis for formulation of the annual capital budget. As part of the capital budget process, departments are required to project the impact of the capital project being requested on the operating budget for the ensuing fiscal year and five subsequent years. The impact is considered and weighed accordingly when developing the actual capital improvement plan.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada ("GFOA") awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2019. In order to be awarded a Certificate of Achievement for Excellence in Financial Reporting, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

Risk Management

The City has established a Risk Management Fund for self-insurance related to general and automobile liability, property, and workers' compensation claims which is included in the Internal Service Fund type. Self-insurance was in effect up to individual stop loss amounts per occurrence of $500,000 for general and auto liability, $100,000 for property and $2,000,000 for workers' compensation for 2020. Coverage from private insurers is maintained for losses in excess of the individual stop loss amounts. All claims handling procedures are performed by the risk management division of the finance department. Additionally, workers' compensation claims are sent to a Third Party Administrator for review as part of the initial set up of the claim. A private attorney specializing in workers' compensation law is retained to defend workers' compensation claims filed with the state Workers' Compensation Commissioner by claimants. Incurred but not reported claims have been accrued as a liability based upon an independent actuarial study. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, $7,366,882 of the claims payable as of June 30, 2020 is considered current and due within one year.

In addition, the City has established an Employee Insurance Fund for insurance benefits provided to City employees and covered dependents, which is included in the Internal Service Fund type. Health benefits, including prescriptions, were self-insured up to a specific annual stop loss amount of $190,000 per member, and an aggregate annual stop loss amount of approximately $12,000,000 for 2020. Coverage from a private insurance company is maintained for losses in excess of the aggregate stop loss amount. All claims handling procedures are performed by an independent claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims lag report provided by the third party administrator. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, the claims payable balance of $1,217,591 as of June 30, 2020 is considered current and due within one year.

Results of Operations

Statements of revenues and expenditures of the operating funds of the City have been compiled from the City's financial reports. They have been organized in such a manner as to facilitate year to year comparisons. Table 21 presents a statement of revenues, expenditures and changes in fund balance for the City's General Fund for the Fiscal Years ended June 30, 2017 through 2020 derived from the City's Comprehensive Annual Financial Reports. In addition, the City has highlighted its budget for Fiscal Year 2021. Table 22 and Table 23 present statement of revenues, expenditures and changes in fund balance for the City's Special Revenue Funds and Debt Service Fund, respectively, for the Fiscal Years ended June 30, 2017 through 2020 derived from the City's Comprehensive Annual Financial Reports. In addition, the City has highlighted its budget for Fiscal Year 2021.

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Table 21
Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund [1]
(Years Ended June 30)

	Budget 2021	2020	2019	2018	2017
Revenue					
Taxes	$ 70,383,003	$ 66,042,040	$ 64,204,458	$ 61,303,330	$ 59,407,214
Licenses and Permits	1,919,300	2,064,778	2,012,764	2,398,087	2,408,584
Intergovernmental	2,206,380	5,175,448	5,010,779	4,894,515	4,918,583
Charges for Services	3,925,890	3,827,728	3,842,092	4,322,216	3,822,238
Use of Monies & Property	803,200	943,080	988,780	792,275	467,377
Fines and Forfeits	1,146,000	1,863,841	1,901,288	2,466,534	1,505,531
Other	492,132	732,508	684,795	604,781	421,185
Total Revenue	80,875,905	80,649,423	78,644,956	76,781,738	72,950,712
Expenditures					
Current:					
Public Safety	49,173,656	49,325,192	47,452,329	44,249,801	42,649,466
Public Works	3,757,158	3,975,563	4,179,439	4,607,368	4,392,200
Culture and Recreation	13,587,437	12,239,189	12,291,448	12,104,998	11,739,607
Community & Economic Development	1,047,098	1,431,834	1,041,991	984,647	923,686
General Government	12,055,029	10,706,934	10,235,942	9,814,967	9,544,076
Total Expenditures	79,620,378	77,678,712	75,201,149	71,761,781	69,249,035
Excess of Revenue Over (Under) Expenditures	1,255,527	2,970,711	3,443,807	5,019,957	3,701,677
Other Financing Sources (Uses)					
Sale of Capital Assets	-	23,065	25,400	-	30,342
Operating Transfers (Net)	(1,546,883)	(2,559,052)	(1,495,468)	(3,219,068)	(2,700,227)
Total Other Financing Sources (Uses)	(1,546,883)	(2,535,987)	(1,470,068)	(3,219,068)	(2,669,885)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	(291,356)	434,724	1,973,739	1,800,889	1,031,792
Beginning Fund Balance	23,214,562	22,779,838	20,806,099	19,005,210	17,973,418
Ending Fund Balance	$ 22,923,206	$ 23,214,562	$ 22,779,838	$ 20,806,099	$ 19,005,210

[1] The General Fund is the general operating fund of the City. It accounts for all financial resources except those required legally or by sound financial management to be accounted for in another fund.

Source: The City's Comprehensive Annual Financial Reports and internal documents of the City.

Table 22

Statement of Revenues, Expenditures and Changes in Fund Balance - Special Revenue Funds [1]

(Years Ended June 30)

	Budget 2021	2020	2019	2018	2017
Revenue					
Taxes [2]	$ 18,252,203	$ 20,112,042	$ 18,122,438	$ 17,870,648	$ 19,090,871
Special Assessments	7,500	118,084	7,520	4,615	3,953
Licenses and permits	70,000	174,696	85,856	168,149	52,150
Intergovernmental	22,027,102	19,856,519	18,947,896	20,743,602	20,811,158
Charges for Services	280,000	240,660	329,760	292,722	258,599
Use of Monies and Property	300,000	463,761	384,160	408,411	454,779
Revolving Loan Repayments	875,648	531,235	771,645	1,120,466	806,461
Other	109,500	1,214,094	1,171,857	551,258	1,035,838
Total Revenue	41,921,953	42,711,091	39,821,132	41,159,871	42,513,809
Expenditures					
Debt Service:					
Principal retirement	70,000	65,000	60,000	279,550	65,325
Interest	3,500	6,750	11,321	8,748	10,545
Bond issue expense	-	-	-	224	-
Public Safety	553,219	492,673	552,083	553,401	810,673
Public Works	15,474,636	14,509,308	14,737,019	13,176,459	12,986,333
Culture and Recreation	343,383	304,743	402,789	358,195	406,874
Community & Economic Development	11,576,410	8,917,561	8,930,172	11,798,776	8,456,545
General Government	326,394	215,426	261,265	283,777	201,369
Total Expenditures	28,347,542	24,511,461	24,954,649	26,459,130	22,937,664
Excess of Revenue Over (Under) Expenditures	13,574,411	18,199,630	14,866,483	14,700,741	19,576,145
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	20,040	9,765	10,440	-
Operating Transfers (Net)	(13,240,617)	(14,829,963)	(13,223,473)	(13,049,641)	(15,625,456)
Refunding proceeds	-	-	-	195,000	-
Premium on debt issued	-	-	-	13,767	-
Total Other Financing Sources (Uses)	(13,240,617)	(14,809,923)	(13,213,708)	(12,830,434)	(15,625,456)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses [2]	333,794	3,389,707	1,652,775	1,870,307	3,950,689
Beginning Fund Balance	18,281,689	14,891,982	13,239,207	11,368,900	7,418,211
Ending Fund Balance	$ 18,615,483	$ 18,281,689	$ 14,891,982	$ 13,239,207	$ 11,368,900

[1] Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The City's Special Revenue Funds consist of the Road Use Tax Fund, the Community Development Act Fund, the Housing and Urban Development Section 8 Fund, the Local Option Sales Tax Fund, the Riverfront Improvement Fund, the Municipal Improvement District Fund, the Revolving Loan Fund, and the Home Investment Partnership Fund.

[2] Includes proceeds of a 1% sales tax to be used for property tax relief and public improvements.

Source: The City’s Comprehensive Annual Financial Reports and internal documents of the City.

Table 23
Statement of Revenues, Expenditures and Changes in Fund Balance - Debt Service Fund [1]
(Years Ending June 30)

	Budget 2021	2020	2019	2018	2017
Revenue					
Taxes	$ 15,940,425	$ 15,193,692	$ 16,084,634	$ 15,937,836	$ 14,438,922
Special Assessments	20,000	24,735	28,825	37,731	23,612
Intergovernmental	175,000	678,904	736,691	818,729	826,533
Use of Monies and Property	15,000	582,078	789,133	634,080	227,924
Other	708,000	169,000	689,200	2,187,639	1,064,345
Total Revenue	16,858,425	16,648,409	18,328,483	19,616,015	16,581,336
Expenditures					
Current:					
Debt Service:					
Principal retirement	17,176,079	29,069,915	16,677,040	34,734,820	36,436,005
Interest and Fiscal Charges	5,334,672	5,760,150	5,896,596	6,114,274	6,573,426
Bond issue expense	-	53,371	-	52,986	178,537
Community & Economic Development	3,532,100	2,774,559	2,413,690	2,715,911	1,468,881
General Government	-	3,000	3,000	9,500	2,500
Total Expenditures	26,042,851	37,660,995	24,990,326	43,627,491	44,659,349
Excess of Revenue Over (Under) Expenditures	(9,184,426)	(21,012,586)	(6,661,843)	(24,011,476)	(28,078,013)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	325,000	-
Operating Transfers (Net)	8,653,600	10,080,171	9,861,631	9,278,212	9,746,985
Sale of capital assets	-	-	-	-	331,806
Refunding proceeds	-	11,690,000	-	6,510,000	17,135,000
Premium on debt issued	-	-	-	723,887	1,360,530
Total Other Financing Sources (Uses)	8,653,600	21,770,171	9,861,631	16,837,099	28,574,321
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses [2]	(530,826)	757,585	3,199,788	(7,174,377)	496,308
Beginning Fund Balance	21,192,931	20,435,346	17,235,558	24,409,935	23,913,627
Ending Fund Balance	$ 20,662,105	$ 21,192,931	$ 20,435,346	$ 17,235,558	$ 24,409,935

[1] The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and other costs.

Source: The City's Comprehensive Annual Financial Reports and internal documents of the City.

The largest expenditures by program for the City is public safety. Table 24 presents the general governmental expenditures by program for the City for the past five fiscal years.

Table 24
Expenditures By Program [(1)]

Fiscal Year	Debt Service	Public Safety	Public Works	Culture and Recreation	Community & Economic Development	General Government	Total
2020	$ 34,955,186	$ 49,817,865	$ 18,484,871	$ 12,543,932	$ 13,123,954	$ 10,925,360	$ 139,851,168
2019	22,644,957	48,004,412	18,916,458	12,694,237	12,385,853	10,500,207	125,146,124
2018	41,190,602	44,803,202	17,783,827	12,463,193	15,499,334	10,108,244	141,848,402
2017	43,263,838	43,460,139	17,378,533	12,146,481	10,849,112	9,747,945	136,846,048
2016	22,606,542	43,927,733	16,862,825	11,689,298	12,645,088	9,623,464	117,354,950

[(1)] Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports.

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Property taxes are the largest source of income for the City. Table 25 presents general governmental revenue by source for the past five years.

Table 25
Revenues by Source [1]

Fiscal Year	Taxes	Special Assessments	Licenses and Permits	Inter-Governmental	Uses of Monies and Property	Charges for Services	Fines and Forfeits	Other	Total
2020	$ 101,347,774	$ 142,819	$ 2,239,474	$ 25,710,871	$ 1,988,919	$ 4,068,388	$ 1,863,841	$ 2,646,837	$ 140,008,923
2019	98,411,530	36,345	2,098,620	24,695,366	2,162,073	4,171,852	1,901,288	3,317,497	136,794,571
2018	95,111,814	42,346	2,566,236	26,456,846	1,834,766	4,614,938	2,466,534	4,464,144	137,557,624
2017	92,937,007	27,565	2,460,734	26,556,274	1,150,080	4,080,837	1,505,531	3,327,829	132,045,857
2016	90,241,335	27,648	2,366,468	25,043,213	1,094,433	4,132,842	2,513,779	2,970,102	128,389,820

[1] Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports.

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PROPERTY VALUATIONS AND TAXES

Legislation - Property Tax Matters

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the "2019 Act"). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget including levies for the General Fund, the Emergency Fund, Trust and Agency Funds for pensions, insurance, transit, civic centers, certain bridges, sanitary disposal, and emergency management. The bill also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula.

The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Bonds. It is too early to evaluate the affect the 2019 Act will have on the overall financial position of the City or its ability to fund essential services.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "2013 Act"). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties.

The 2013 Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. The appropriation does not replace losses to local governments resulting from the 2013 Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

The City has not attempted to quantify the financial impact of the 2013 Act's provisions on the City's future operations.

Notwithstanding any decrease in property tax revenues that may result from the 2013 Act or the 2019 Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation debt, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

Property Valuations and Tax Collection Procedures

All property subject to taxation is valued in compliance with State law, every two years subject to an equalization action of the State Department of Revenue. All property except utility property is assessed at the local level. The State Department of Revenue assesses utility property.

The assessor establishes actual valuation (100%) as of January 1 in a calendar year for taxes payable in the succeeding fiscal year, *i.e.,* valuations made in 2019 are for taxes payable in the Fiscal Year 2020-21. The actual value of property is provided by the assessor to the County Auditor who then determines the taxable value. The taxable value is computed by adjusting the actual value of various classes of property by percentages (roll back rates) determined by the State Department of Revenue. The roll back rates are applied to classes of property on a state-wide basis so that the increase in actual valuations of property in the State will not exceed 3% annually.

For property values as of January 1, 2019 the taxable value roll back rate was 55.0743% of actual value for residential property; 81.4832% of actual value for agricultural property; 71.2500% of the actual value for multiresidential property; and 90.0000% of actual value for commercial, industrial, and railroad property. No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

Table 26 outlines the values of all property within the City for assessment years 2015 through 2019.

Table 26
Assessment of Valuations of Taxable Property

Assessment Year	Fiscal Year	Actual Value [1]	Taxable Value [2]	Taxable Increment Value
2019	2021	$ 7,668,372,933	$ 4,789,598,797	$ 182,623,128
2018	2020	7,241,747,455	4,588,800,639	187,047,180
2017	2019	6,990,702,237	4,345,270,064	208,897,775
2016	2018	6,612,522,270	4,134,966,005	206,750,083
2015	2017	6,479,516,370	4,038,206,006	172,747,044

[1] Includes all utilities, agricultural land, agricultural buildings and Taxable Increment Value with military exemption deducted.
[2] Includes all utilities, agricultural land and agricultural buildings with military exemption deducted and excludes Taxable Increment Value.

Source: Iowa Department of Management website.

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Table 27 lists the classes of property which comprise the City's assessment year 2019 property values by category.

Table 27
2019 Property Values by Category

Category	Actual Value	Taxable Value	% of Gross Taxable Value
Residential	$ 4,821,323,612	$ 2,651,051,308	57.75%
Commercial	1,844,984,003	1,649,364,677	35.93%
Industrial	204,649,265	178,439,353	3.90%
Multiresidential	135,447,198	95,217,117	2.07%
Utilities	11,176,171	11,176,171	0.24%
Other (railroads)	5,456,677	4,911,009	0.11%
Gross Valuation	$ 7,023,036,926	$ 4,590,159,635	100.00%
Less: Military Exemption	(7,646,908)	(7,646,908)	
Net Valuation	$ 7,015,390,018	$ 4,582,512,727	
TIF increment (used to compute debt service levies and constitutional debt limit)	$ 182,623,128	$ 182,623,128	
Taxed Separately:			
Agricultural Land	$ 23,502,308 [(1)]	$ 19,150,084 [(1)]	
Agricultural Building	946,320	771,090	
Gas & Electric Utilities	445,911,159	187,164,896	

[(1)] Military exemption of $1,852 is deducted.

Source: Iowa Department of Management.

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Property Tax Levies and Collections

Taxes are collected in the fiscal year that begins during the calendar year following the assessment. Taxes are levied on July 1 of each year. The County Treasurer collects taxes for all taxing entities in the County. Statutory dates for payment without penalty are September 30th for the first installment and March 31st for the second installment. The County Treasurer levies a 5% penalty on delinquent taxes each June. In addition, the State of Iowa has a 1% per month levy; total penalties not to exceed 48%.

Table 28 outlines tax levies, tax rates and tax collections for the City.

Table 28
Tax Levies and Collections
in the City of Davenport

	City Tax Rates [1][2]								
Fiscal Year	Agricultural Land [3]	All Other [4]	SMID Tax Rate [5]	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax
2020	3.00	16.78	[6]	$ 84,707,756	$ 80,824,413	95.42%	$ 288,168	$ 81,112,581	95.76%
2019	3.00	16.78	[6]	81,051,882	79,395,628	97.96%	118,357	79,513,985	98.10%
2018	3.00	16.78	[6]	77,183,627	75,926,282	98.37%	34,166	75,960,448	98.42%
2017	3.00	16.78	[6]	74,432,127	72,761,618	97.76%	18,942	72,780,560	97.78%
2016	3.00	16.78	[6]	73,355,439	71,981,695	98.13%	45,190	72,026,885	98.19%

[1] City taxes support General Fund activities, debt service payments, liability insurance expense, the City's share of FICA and IPERS expense, payments to the Police and Fire retirement and pension systems, life and health insurance expense and unemployment compensation expense.

[2] Tax rates are in dollars per thousand taxable valuation.

[3] This tax rate is the only rate applied to agricultural land. The tax rate for agricultural land is established by the State of Iowa.

[4] This tax rate is applied to all property except agricultural land.

[5] The Downtown Davenport Development Self-Supported Municipal Improvement District (DDDSSMID) tax rate is levied on property within this special district in the Downtown area to support downtown capital improvement projects. This rate is applied in addition to the rate for all City purposes.

[6] Beginning July 1, 1997, four self-supported municipal improvement districts exist, with tax levies varying from 2.00 to 5.50.

Source: City of Davenport Finance Department.

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Taxes Per $1,000 of Taxable Value

Table 29 shows the tax rates per $1,000 of taxable value for the City and all overlapping governments in the Fiscal Years 2021 through 2017.

Table 29
Property Tax Rates
All Overlapping Governments
Last Five Fiscal Years

Assessment Year	Fiscal Year	Scott County	School	Area IX College	Other[1]	City of Davenport	Total
2019	2021	6.21304	15.29549	0.82406	0.33425	16.78000	39.44684
2018	2020	5.99401	15.26852	0.99000	0.38737	16.78000	39.41990
2017	2019	5.82167	15.45640	1.03000	0.39642	16.78000	39.48449
2016	2018	5.82167	15.90267	1.03000	0.39896	16.78000	39.93330
2015	2017	5.82228	15.37043	1.00909	0.38948	16.78000	39.37128

[1] Other includes City Assessor, Scott County Ag. Extension and State of Iowa tax rates.

Source: Scott County Auditor.

Table 30 presents the City's tax rates per $1,000 of taxable value for the City's operating and debt service funds for the Fiscal Years 2021 through 2017.

Table 30
Tax Rate Comparison
By Operating Funds

Fund	2021	2020	2019	2018	2017
General	8.10000	8.10000	8.10000	8.10000	8.10000
Tort Liability	0.25000	0.25000	0.25000	0.25000	0.25000
Trust & Agency	4.93000	4.93000	4.93000	4.93000	4.83000
Library	0.27000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	0.27000	0.27000	0.27000	0.27000	0.27000
Total Operating Funds	14.73001	14.73000	14.73000	14.73000	14.63000
Debt Service	2.05000	2.05000	2.05000	2.05000	2.15000
Total All Funds	16.78000	16.78000	16.78000	16.78000	16.78000

Source: City of Davenport Finance Department.

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Principal Taxpayers

A list of ten larger taxpayers within the City and their assessment year 2019 taxable valuations (taxes payable July 1, 2020 through June 30, 2021) are presented in Table 31.

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Scott County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Table 31
Principal Taxpayers

Name of Property	Property	Taxable Valuation	% of Total Taxable Value [1]
Mid American Energy	Utility	$ 133,876,514	2.70%
Rhythm City Casino LLC	Commercial	61,729,938	1.25%
Sterilite Corporation	Commercial	57,721,581	1.17%
Iowa-American Water Co.	Utility	53,200,587	1.07%
Macerich North Park Mall LLC	Shopping Center	52,391,367	1.06%
Kraft Heinz Foods Company	Commercial	39,353,067	0.79%
The Davenport North Development	Commercial	31,854,024	0.64%
John Deere Construction	Commercial	28,106,784	0.57%
Genesis Health System [2]	Commercial	24,926,827	0.50%
Putnam Landlord LLC	Commercial	21,528,333	0.44%
Total		$ 504,689,022	10.19%

[1] Based on the City's 1/1/2019 Debt Service Levy Valuation of $4,952,300,751.
[2] New larger tax payer for assessment year 2019 taxable valuations (taxes payable July 1, 2020 through June 30, 2021).

Source: Scott County Auditor.

Local Option Sales Tax

Davenport citizens approved a one cent local option sales tax which has been in effect since January 1, 1989. Sixty percent of the proceeds are to be used for property tax relief and forty percent for capital improvements. The City collected $16,655,925 of local option sales tax in Fiscal Year ended June 30, 2019. Local option sales tax collections were $18,692,154 in Fiscal Year ended June 30, 2020.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, of Des Moines, Iowa, as Municipal Advisor in connection with the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources, who have access to relevant data to provide accurate information for the Preliminary Official Statement, and the Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the City to compile, review, examine or audit any information in the Preliminary Official Statement in accordance with accounting standards. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Bonds.

Requests for information concerning the City should be addressed to PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (515-724-5724, fax: 515-243-6994).

RATINGS

The Bonds are rated 'AA' from S&P Global Ratings ("S&P"). In addition, the City's outstanding general obligation bonds are rated 'AA' by S&P, with a stable outlook, and 'Aa3' by Moody's Investors Service, Inc. ("Moody's). Each rating reflects only the views of S&P or Moody's, respectively, and an explanation of the significance of such rating may be obtained only from S&P or Moody's, as applicable. A rating is subject to change or withdrawal at any time, and such revision or withdrawal of a rating may have an adverse effect on the marketability or market price of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under "TAX EXEMPTION AND RELATED TAX MATTERS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS" insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B, APPENDIX C and APPENDIX D.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the "Code").

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the State of Iowa that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be

enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

NOT Qualified Tax-Exempt Obligations: In the resolution authorizing the issuance of the Bonds, the City will NOT designate the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. The Bonds are NOT "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years ____ through _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years ____ through _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium

might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Global Health Emergency Risk: The City is monitoring daily developments and directives of federal, state and local officials to determine what precautions and procedures may need to be implemented by the City in the event of the continued spread of COVID-19. Some procedures and precautions resulting from the spread of COVID-19 with respect to operations, personnel and services may be mandated by federal and/or state entities. The continued spread of COVID-19 in the future and the continued financial impact specifically on the City, and financial markets generally, may have the following adverse financial impacts: (i) limit the ability of the City to conduct its operations and provide services on a timely basis, if at all, (ii) significantly increase the cost of operations of the City, (iii) significantly impact the ability of the City to provide personnel to carry out the services routinely provided by the City; (iv) affect financial markets and consequently materially adversely affect the returns on and value of the City's investment portfolio, and (v) affect the secondary market with respect to the Bonds. Finally, the current spread of COVID-19 is altering the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year, may cause bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "Security" section under "DESCRIPTION OF THE BONDS" herein. In the past, the State Public Health Emergency Declarations had temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declaration or any future extension of the suspension. It is impossible to predict whether the declaration or a future extension thereof could have a material effect on the City's ability to collect property taxes necessary for the payment of principal and interest on the Bonds

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the resolution for the Bonds. The remedies available to the bondholders upon an event of default under the resolution for the Bonds or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the resolution for the Bonds may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Ratings Loss: The Bonds are rated 'AA' from S&P. In addition, the City's outstanding general obligation long-term debt is rated 'AA' by S&P and 'Aa3' by Moody's. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies in the amount of $1 million (covering legal, forensic, & public relations/crisis management) and $5 million for the aggregate limit of liability to cover aspects of a cyber-attack. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "Security" section under "DESCRIPTION OF THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Bonds. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the paying agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the paying agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "Book-Entry-Only-Form" section under "DESCRIPTION OF THE BONDS" herein

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Pension and OPEB Information: The City contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its Fiscal Year ended June 30, 2020 (the "IPERS CAFR") indicates that as of June 30, 2020, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 83.96%, and the unfunded actuarial liability was $6.587 billion. The IPERS CAFR identifies the IPERS Net Pension Liability at June 30, 2020, at approximately $7.024 billion, while its net pension liability at June 30, 2019 was approximately $5.790 billion. The IPERS CAFR

is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2020" for additional information on IPERS.

In Fiscal Year ended June 30, 2020, the City's IPERS contribution totaled approximately $3,124,419. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City's identified portion at June 30, 2020 at approximately $25,352,785. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2020" for additional information on pension and liabilities of the City.

Bond Counsel, the underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

The City contributes to Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2020, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 79.93%, and the unfunded actuarial liability was $680.3 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2020 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2020, at approximately $797.6 million, while its net pension liability at June 30, 2019 was approximately $655.9 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2020" for additional information on MFPRSI.

Bond Counsel, the underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

In Fiscal Year ended June 30, 2020, the City's MFPRSI contribution totaled approximately $6,045,972. The City is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the City's identified portion at June 30, 2020 at approximately $51,029,867. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2020" for additional information on MFPRSI.

The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City's group health plan. The plan is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City's self-insured plan. As of June 30, 2020, there were 756 active and 44 retired members in the plan.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. For Fiscal Year ended June 30, 2020, retirees receiving benefits contributed $563,683 through their required contribution of $1,039 per month for single health coverage, $1,660 per month for single plus one health coverage and $2,320 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activates are generally liquidated by the Employee Health Insurance Internal Service Fund. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2020" for additional information.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

NO LITIGATION

There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

It is the opinion of the City's Attorney, based upon the past experience of the payment of claims and judgment amounts, that there are presently no outstanding claims, litigation, impending litigation or contingent liabilities which would exceed the funds accumulated for this purpose and funds currently appropriated by the City Council for these purposes, and that outstanding claims and suits would not materially affect the financial position of the City as of the date of this Preliminary Official Statement.

CLOSING DOCUMENTS

Simultaneously with the delivery of and payment for the Bonds by the original purchasers thereof, the City will furnish to the original purchasers the customary closing documents in form satisfactory to Bond Counsel.

CERTIFICATION

The City will furnish a statement to the effect that this Preliminary Official Statement, to the best of its knowledge and belief as of the date of sale and the date of delivery, is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

MISCELLANEOUS

Any statements made in this Preliminary Official Statement involving matters of opinions or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Preliminary Official Statement by its CFO/Assistant City Administrator has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Mallory Merritt
CFO/Assistant City Administrator

APPENDIX A

COMPREHENSIVE ANNUAL FINANCIAL REPORT
JUNE 30, 2020

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX D

NOTICE OF SALE

APPENDIX E

TERMS OF OFFERING

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TERMS OF OFFERING

City of Davenport
Scott County, Iowa

$9,325,000* General Obligation Refunding Bonds, Series 2021A

NOTICE IS HEREBY GIVEN that these bonds will be offered for sale according to the following terms:

TIME AND PLACE

Electronic and sealed bids for the purchase of the $9,325,000* General Obligation Refunding Bonds, Series 2021A (the "Bonds") will be received by the City of Davenport, Iowa (the "City") on February 10, 2021 until 10:00 A.M. Central Time, at the office of the CFO/Assistant City Administrator, City Hall, Davenport Iowa. Consideration of the award of the Bonds will be by the City Council at a meeting on February 10, 2021. The bid offering to purchase the Bonds upon the terms specified herein and most favorable to the City will be accepted unless all bids are rejected. No bid may be altered or withdrawn after the time appointed for opening bids.

DATED DATE AND AMOUNTS

The Bonds will be dated originally as of March 17, 2021, will be fully registered bonds in the denomination of $5,000 each, and will mature on June 1, in the following years in the following amounts:

$9,325,000* General Obligation Refunding Bonds, Series 2021A

Year	Amount*	Year	Amount*
2022	$ 950,000	2028	$ 1,045,000
2023	975,000	2029	565,000
2024	990,000	2030	580,000
2025	990,000	2031	595,000
2026	1,010,000	2032	605,000
2027	1,020,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $10,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2021. Interest will be computed on a 360-day year, 30-day month basis, and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

OPTIONAL REDEMPTION

Bonds due after June 1, 2029 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM-BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

SECURITY AND PURPOSE

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. Together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2021, $9,905,000 of the outstanding General Obligation Corporate and Refunding Bonds, Series 2013A, dated March 5, 2013, maturing June 1, 2022 through 2032 (the "Refunded Bonds").

GOOD FAITH DEPOSIT

A good faith deposit in the amount of $93,250 (the "Deposit") is required from the lowest bidder only of the Bonds. The lowest bidder of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 P.M. Central Time on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than $9,269,050 for the Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the NOTICE OF SALE and TERMS OF OFFERING and all amendments, and on the bid as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

The bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after 10:00 A.M. Central Time on Wednesday, February 10, 2021, as specified in the NOTICE OF SALE and OFFICIAL BID FORM. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by a Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City may give the Purchaser five working days notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right of its option to determine that the Purchaser has failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the "hold-the-offering price" rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption that the Bonds will be subject to the "hold-the-offering-price" rule. Any bid submitted pursuant to the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement when further supplemented with maturity dates, principal amounts, and interest rates of the Bonds, and any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded up to 15 copies of the final Official Statement to permit each

"Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than June 30 of each year following the end of the 2020-2021 Fiscal Year, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinions that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
City of Davenport, Iowa
/s/ Mallory Merritt, CFO/Assistant City Administrator

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

$9,325,000
General Obligation Refunding Bonds, Series 2021A
ISSUE PRICE CERTIFICATE
(Form - More than 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Reasonably Expected Initial Offering Price***.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Issuer* means the City of Davenport, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was February 10, 2021.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_____

Name:_____
_

Dated: March 17, 2021

SCHEDULE A
EXPECTED OFFERING PRICES

(*Attached*)

SCHEDULE B
COPY OF UNDERWRITER'S BID

(*Attached*)

$9,325,000
General Obligation Refunding Bonds, Series 2021A
ISSUE PRICE CERTIFICATE
(Form - Fewer than 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER ([“[SHORT NAME OF UNDERWRITER]”)] hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. ***Initial Offering Price of the Bonds***. [SHORT NAME OF UNDERWRITER] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. ***Hold the Offering Price Rule***. [SHORT NAME OF UNDERWRITER] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or retail distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [SHORT NAME OF UNDERWRITER]’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Holding Period* means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) *Issuer* means the City of Davenport, Iowa.

(c) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was February 10, 2021.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_____

Name:_____

Dated: March 17, 2021

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS

(*Attached*)

SCHEDULE B
PRICING WIRE

(*Attached*)

SCHEDULE C
SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE AT THE INITIAL OFFERING PRICE

(*Attached*)

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 10, 2021
10:00 A.M. Central Time

RE: $ 9,325,000* General Obligation Refunding Bonds, Series 2021A (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the NOTICE OF SALE and TERMS OF OFFERING and on the terms set forth in this bid form, the NOTICE OF SALE and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the NOTICE OF SALE and TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the NOTICE OF SALE and TERMS OF OFFERING, we will pay you $_____ (not less than $9,269,050) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2022	_____%	$ 950,000	2028	_____%	$ 1,045,000
2023	_____%	975,000	2029	_____%	565,000
2024	_____%	990,000	2030	_____%	580,000
2025	_____%	990,000	2031	_____%	595,000
2026	_____%	1,010,000	2032	_____%	605,000
2027	_____%	1,020,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $10,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2021, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated January 27, 2021. In the event of failure to deliver these Bonds in accordance with the NOTICE OF SALE and TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NOT PART OF THE BID

Explanatory Note: According to our computation, this bid involves the following:

$_____
Net Interest Cost

_____%
True Interest Rate

Respectfully submitted,

_____
Account Manager

By_____

(A list of account members is on the reverse side of this bid.)

****

The foregoing offer is hereby accepted by and on behalf of the City of Davenport, Iowa, this 10th day of February 2021.

_____
Mike Matson, Mayor

_____
Mallory Merritt, CFO/Assistant City Administrator

City of Davenport

Department: Finance
Contact Info: Jim Odean | 563-326-7739

Action / Date
1/27/2021

Subject:
Resolution establishing the interest rates for special assessments. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport bills customers for clean water projects, alley repair, boarding up buildings, brush and debris clean-up, building demolition, sidewalk replacement, snow removal, tree removal, weed cutting, repair of sewer laterals and water services. Sixty days after the bill date outstanding balances are eligible to be assessed against a property.

Assessed properties with balance $500.00 or under are assessed to the property owner's property taxes the following year, while balances over $500.00 are assessed to property taxes over the next ten years. Historically, residents were charged either 0% or 9%. Large projects that are charged back to the customer and benefit the community such as streambank restabilization are assessed against a property at 0%. All other projects are assessed at 9% interest.

This Resolution directs the Finance Department to establish the interest rate annually for all assessments in January of each year. The interest rate will be calculated by evaluating the 10-year US Treasury yield curve, rounding it to the nearest percentage and adding one percent.

Based on this criteria, the assessment interest rate for calendar year 2021 is 2%. The established interest rate will be in line with market rates and provides an incentive for residents to pay.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/13/2021 - 4:03 PM
Finance Committee	Merritt, Mallory	Approved	1/13/2021 - 4:03 PM
City Clerk	Admin, Default	Approved	1/13/2021 - 4:39 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION establishing the interest rates for special assessments.

WHEREAS, the City of Davenport regularly bills and assesses properties for outstanding balances for work performed on a specific parcel; and

WHEREAS, in January each year, City Council will approve the updated interest rate; and

WHEREAS, using the 10-year US Treasury as a basis of the interest rate assessed will ensure the interest rate is in line with market conditions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the interest rate for calendar year 2021 shall be set at 2% and all special assessments levied against properties within the City of Davenport shall be established annually by the Finance Department and approved by City Council; and

BE IT FURTHER RESOLVED that the aforesaid method to establish assessment interest rates be adopted.

Passed and approved this 27th day of January, 2021.

Approved:

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance Committee
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/27/2021

Subject:
Motion approving a four-year collective bargaining agreement between the TEAMSTERS Local 238 and the City of Davenport for the term beginning on July 1, 2021 and ending on June 30, 2025. [All Wards]

Recommendation:
Pass the Motion.

Background:
Pursuant to Chapter 20 of the Iowa Code, both parties exchanged initial proposals on January 5, 2021 and tentatively agreed on a new collective bargaining agreement on January 6, 2021 to cover the period of July 1, 2021 - June 30, 2025. The general wage increases (GWIs) will be: 1.75% (7/1/2021), 1.75% (7/1/2022), 2.0% (7/1/2023), and 2.0% (7/1/2024). A summary of the tentative agreement can be found in the attachments.

ATTACHMENTS:

Type	Description
Backup Material	TEAMSTERS Tentative Collective Bargaining Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Merritt, Mallory	Approved	1/14/2021 - 10:20 AM
City Clerk	Admin, Default	Approved	1/14/2021 - 11:25 AM

Employer COPY

CITY OF DAVENPORT
AND
TEAMSTERS LOCAL 238
January 6, 2021 Tentative Agreement for CBA
covering the period of July 1, 2021 through June 30, 2025

1. REMOVAL OF EXCLUDED/ILLEGAL SUBJECTS

All provisions of the existing collective bargaining agreement which pertain to any of the following excluded/illegal subjects of bargaining under Iowa Code chapter 20 will be deleted from the agreement. That language, which is also referenced below, is reflected in the attached redlined version of the parties current CBA:

- Dues checkoff
- Payroll deductions for political action committees
- Payroll deductions for political contributions
- Payroll deductions for political activities
- Insurance
- Leaves of absence for political activities
  - Article 16, Section 7
- Supplemental pay
  - Article 7, Section 7 (entire second paragraph)
  - Article 12, Section 2 (entire third paragraph)
  - Article 12, Section 3
  - Article 12, Section 4
  - Article 14, Section 1
  - Article 14, Section 2
  - Article 15, Section 2
  - Appendix B (only references to clothing allowance and uniforms)
  - Side Letter of Agreement – Tuition Reimbursement
- Transfer procedures
  - Article 10, Section 5
  - Article 16, Section 4
  - Appendix D (entire third paragraph)
- Evaluation procedures
- Procedures for staff reduction
- Subcontracting public services

2. ARTICLE 18, SECTION 1 – AMOUNT OF VACATION LEAVE

Amend the language of this Section, as follows:

Vacation Leave will accrue bi-weekly in accordance with the following schedule:

Years of Service	Days	Hours of Paid Leave	Bi-weekly Accrual

Mallory J. Merritt IA
For the City 1/6/2021

Union - 1-6-21

0 - 3	15	120 hours	4.615
4 - 5	17	136 hours	5.231
6 - 8	20	160 hours	6.154
9 - 12	23	184 hours	7.077
13 - 16	25	200 hours	7.692
17 - 20	28	224 hours	8.615
21 ~~- 24~~ **and over**	30	240 hours	9.231
~~25 and over~~	~~35~~	~~280 hours~~	~~10.769~~

3. **ARTICLE 18, SECTION 5 – VACATION LEAVE ACCUMULATION**

Amend the language of this Section as follows:

Employees may accrue greater than two hundred ~~eighty~~ forty (~~280~~ **240**) vacation hours between anniversary dates, but upon the employee's anniversary date, no employee shall be allowed to carry over greater than ~~280~~ **240** hours of vacation.

Employees who have an accumulated balance of vacation leave on their anniversary date in excess of ~~280~~ **240** hours may transfer the excess hours to their sick leave account. Sick leave may accrue to a maximum of 960 hours.

An employee whose vacation leave balance exceeds ~~280~~ **240** hours on his/her anniversary date and whose sick account is at 720 hours, will have the excess balance converted to cash at the rate of 1 hour of vacation leave to 1 paid hour to a maximum pay out of 48 hours annually. To be eligible for this conversion the employee must have used 80 hours of scheduled vacation leave during the previous fiscal year.

4. **ARTICLE 8, SECTION 4 – STANDBY PAY**

Amend the language of this Section as follows:

Employees required to be on "stand-by", that is any employee who is required to be immediately available to report to work during scheduled time off, shall be compensated at the rate of:

(1) ~~**Sixty dollars ($60.00)**~~ **Ninety-six dollars ($96.00)** per day to be pro-rated if an employee is required to be on stand-by for less than twenty-four (24) consecutive hours; or
(2) for actual hours worked at his applicable rate; or
(3) for three (3) hours of pay at his straight time hourly rate for each time he is required to return to duty; whichever is greater.

This provision shall apply only to those employees required to be available for work on a regularly scheduled time off.

No employee will be required to be on stand-by during his approved vacation leave.

For snow removal duties only, employees will be given a 50-minute response time to report to work from the first notification (30 minutes from the final notification). Response time may be extended due to extenuating circumstances with the approval of management.

5. ARTICLE 9, SECTION 2 – COMPENSATORY TIME

Amend the language of this Section as follows:

An employee may receive compensatory time off for time actually worked in excess of the employee's scheduled work day or forty (40) hours per week at the rate of one and one-half (1-1/2) hours for each overtime hour worked.

All compensatory time off shall be scheduled with the permission and approval of the employee's supervisor. Each employee shall be allowed to accumulate up to ~~**eighty (80)**~~ **one hundred and twenty (120)** hours of compensatory time to be used at a mutually agreed-to time with the supervisor and providing the employee provides the supervisor with at least five calendar days notice. Compensatory time shall not accumulate for more than one (1) fiscal year; however, at the request of the employee, up to 40 hours of compensatory time shall be carried into the next fiscal year. Compensatory time will be paid out in the payroll period preceding June 30th.

If an employee is required to use accumulated compensatory time by the supervisor, the employee shall not be required to take less than three (3) days off, unless it is mutually agreed that the accumulated compensatory time will be taken in smaller segments.

An employee may use accumulated compensatory time for the reasons stated in Section 1 of Article 16, after he has used all accumulated vacation leave. The Employer may require substantiation by a physician's statement or an examination in such cases.

Employees shall notify their supervisor if they desire compensatory time in lieu of overtime payments as soon as possible, but not later than one (1) day prior to the date the payroll data is submitted. The Employer shall pay the employee for all unused compensatory time at the end of the budget year at the hourly rate at which the compensatory time was earned.

Accumulated compensatory time shall be indicated on the employee's payroll stub.

6. ARTICLE 15, SECTION 1 – SICK LEAVE

Amend the language of this Section as follows:

Full-time permanent employees may be credited with ~~**ten (10)**~~ **fifteen (15)** days of sick leave per year. In order to accrue such leave in any bi-weekly period, an employee must work or be paid for a minimum of forty (40) hours during that bi-weekly period. Sick time shall accumulate to a maximum of 960 hours. The Employer may require substantiation of illness by physician's statement or by examination by such medical examiners as may be employed by the Employer. An employee may be required to present a physician's

statement, certifying that the employee is capable of performing his job, prior to his return to work.

Sick days may be used for absences due to illness or injury, including pregnancy-related inability to perform work, attendance upon a member of the immediate family who is seriously ill and requires the personal care of the employee (defined as spouse, parents, sister, brother, child, or the birth of a child). Sick leave will not be considered as hours worked for overtime purposes.

ARTICLE 14 – UNIFORMS AND PROPERTY / APPENDIX B

Amend the language of Appendix B as follows; place Appendix B language in Article 14 in place of the identified illegal/prohibited language

~~**CLOTHING**~~ **SAFETY ALLOWANCE**

All employees will receive a **safety** clothing and safety shoe allowance of ~~**$225**~~ **260** annually on the first payroll each August, **on a separate check.**

The City will provide safety equipment ~~**and/or uniforms**~~ pursuant to the department's standard operation procedure.

7. ARTICLE 15, SECTION 5 – INCENTIVE

Amend the language of this Section as follows:

Employees using twenty-four (24) hours or less of sick leave in a fiscal year ~~**will**~~ **shall have the option of** insert**ing** sixteen (16) hours of sick leave into their individual Retirement Health Savings Account (RHS).

8. ARTICLE 16, SECTION 2 – JURY DUTY

Amend the language of this Section as follows:

A full-time permanent employee who is required to serve on a jury during his scheduled work ~~**hours**~~ **day** shall be paid the difference between his jury fees and his straight time hourly rate of pay for all scheduled hours of work missed because of jury duty. **Second and Third shift employees shall be excused from work for the days they are serving on jury duty.** The eligible employee shall present proof of service and must report immediately for work if he is discharged from the jury before the end of his scheduled hours of work.

9. APPENDIX A – WAGE SCHEDULE IMPLEMENTATION

DELETE the second paragraph of Appendix A.

10. APPENDIX E

REMOVE this previously deleted Appendix from the Contract.

11. **APPENDIX F**

REMOVE this previously deleted Appendix from the Contract.

12. **APPENDIX G**

REMOVE this previously deleted Appendix from the Contract.

13. **APPENDIX J**

REMOVE this previously deleted Appendix from the Contract.

14. **APPENDIX K**

REMOVE this previously deleted Appendix from the Contract.

15. **APPENDIX L**

REMOVE this previously deleted Appendix from the Contract.

16. **WAGES**

Increase wages as follows:

Effective Date	Percentage Increase
07/01/2021	1.75%
07/01/2022	1.75%
07/01/2023	2.0%
07/01/2024	2.0%

17. **DURATION**

A 4-year Agreement (covering July 1, 2021—June 30, 2025)

18. **MISCELLANEOUS CLEAN-UP**

Update wage schedule and renumber Articles, Sections, and Appendices as necessary.